

LAKELAND NORTH RETAIL

6950 LAKELAND HILLS WAY SE

AUBURN, PIERCE COUNTY, WASHINGTON

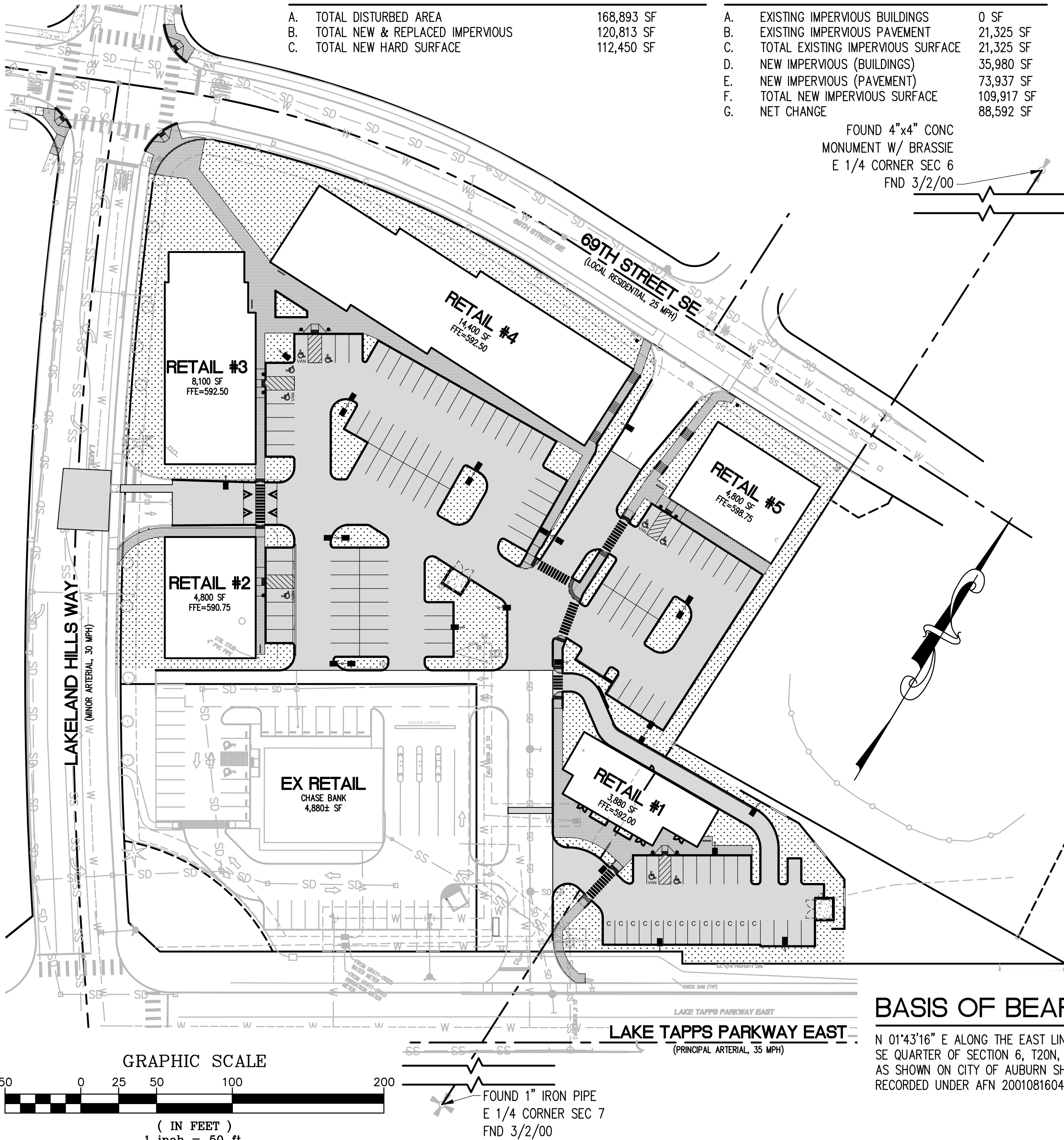
STORM PERMIT QUANTITIES

A. TOTAL DISTURBED AREA	168,893 SF
B. TOTAL NEW & REPLACED IMPERVIOUS	120,813 SF
C. TOTAL NEW HARD SURFACE	112,450 SF

SURFACE AREAS

A. EXISTING IMPERVIOUS BUILDINGS	0 SF
B. EXISTING IMPERVIOUS PAVEMENT	21,325 SF
C. TOTAL EXISTING IMPERVIOUS SURFACE	21,325 SF
D. NEW IMPERVIOUS (BUILDINGS)	35,980 SF
E. NEW IMPERVIOUS (PAVEMENT)	73,937 SF
F. TOTAL NEW IMPERVIOUS SURFACE	109,917 SF
G. NET CHANGE	88,592 SF

FOUND 4"x4" CONC
MONUMENT W/ BRASSIE
E 1/4 CORNER SEC 6
FND 3/2/00



SITE PLAN

1" = 50'

CONSTRUCTION SEQUENCE

- ATTEND A PRE-CONSTRUCTION MEETING WITH CITY OF AUBURN OFFICIALS.
- ESTABLISH CLEARING AND GRADING LIMITS.
- CONSTRUCTION OF TEMPORARY CONSTRUCTION ENTRANCE.
- INSTALL TREE PROTECTION MEASURES.
- CONSTRUCT PERIMETER DITCHES, FILTER FABRIC FENCES, AND OTHER EROSION CONTROL DEVICES AS SHOWN.
- BEGIN GRADING ACTIVITIES AFTER PERIMETER DRAINAGE AND EROSION CONTROL MEASURES ARE IN PLACE.
- INSTALL ON-SITE PERMANENT STORM DRAINAGE, SANITARY SEWER, AND WATER FACILITIES.
- CONSTRUCT CURBS AND OTHER SITE FEATURES AND PAVE SITE.
- REMOVE TESC MEASURES AT PROJECT COMPLETION UPON CITY APPROVAL.

HAUL ROUTE NOTE

PRIOR TO MOVING ANY MATERIALS OR EQUIPMENT ON PUBLIC STREETS, THE CONTRACTOR SHALL SUBMIT A HAUL ROUTE PLAN TO THE ENGINEER FOR APPROVAL PER SECTION 1-07.28 OF THE CONSTRUCTION STANDARDS. THE HAUL ROUTE PLAN MUST BE APPROVED BY THE CITY PRIOR TO THE START OF CONSTRUCTION. SHOULD IT BE DETERMINED THAT POTENTIAL ADVERSE ENVIRONMENTAL IMPACT MAY RESULT FROM THE PROPOSED HAUL ROUTE THAT HAD NOT BEEN PREVIOUSLY CONSIDERED DURING SEPA REVIEW, A SEPA AMENDMENT MAY BE REQUIRED PRIOR TO CONSTRUCTION

DRAWING INDEX

SHEET COUNT	SHEET NO.	DRAWING TITLE
01 OF 32	CV-1.0	COVER SHEET
02 OF 32	CV-1.1	STANDARD CITY NOTES
03 OF 32	CV-1.2	GENERAL NOTES
04 OF 32	EX-1.0	EXISTING CONDITIONS PLAN
05 OF 32	D-1.0	DEMOLITION AND ESC PLAN PH 1
06 OF 32	D-1.1	ESC PLAN PH 2
07 OF 32	D-2.0	ESC DETAILS
08 OF 32	C-1.0	SITE PLAN
09 OF 32	C-1.1	VEHICULAR ACCESS PLAN
10 OF 32	C-1.2	SIGHT DISTANCE PLANS
11 OF 32	C-2.0	GRADING AND DRAINAGE PLAN
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13 OF 32	C-2.2	ENLARGED GRADING PLANS
14 OF 32	C-3.0	UTILITY PLAN
15 OF 32	C-3.1	WATER PLAN
16 OF 32	C-3.2	COMPOSITE SITE PLAN
17 OF 32	C-4.0	GRADING SITE SECTIONS
18 OF 32	C-4.1	GRADING SITE SECTIONS
19 OF 32	C-4.2	SANITARY SEWER PROFILE
20 OF 32	C-4.3	WATER PROFILE
21 OF 32	C-5.0	SANITARY SEWER DETAILS
22 OF 32	C-6.0	STORM DRAINAGE DETAILS
23 OF 32	C-7.0	WATER DETAILS
24 OF 32	C-7.1	WATER DETAILS
25 OF 32	C-7.2	WATER DETAILS
26 OF 32	C-8.0	PAVEMENT AND SITE DETAILS
27 OF 32	C-8.1	PAVEMENT AND SITE DETAILS
28 OF 32	L1.0	LANDSCAPE PLAN
29 OF 32	L1.1	LANDSCAPE DETAILS
30 OF 32	L2.0	IRRIGATION PLAN
31 OF 32	L2.1	IRRIGATION DETAILS
32 OF 32	E-1.1	LIGHTING PLAN - SITE

SITE INFORMATION

PARCEL NUMBER: 9009550010
CURRENT ZONING: LAKELAND HILLS SOUTH PUD
SITE AREA: 166,564± SF (3.82 ACRES)
IMPERVIOUS AREA: 2.74 ACRES (72%)
LANDSCAPE AREA: 1.08 ACRES (28%)
POND AREA: 0.00 ACRES (0%)

QUANTITIES LISTED ARE PROVIDED FOR PERMITTING PURPOSES ONLY, AND SHALL NOT BE USED FOR BID PREPARATION. THEY REPRESENT THE DIFFERENCE BETWEEN EXISTING AND FINISHED GRADE SURFACES, WITH NO ADJUSTMENTS MADE FOR SUBGRADES OR SURFACE PREPARATION REQUIREMENTS.

CUT: 6,100 CUBIC YARDS
FILL: 2,600 CUBIC YARDS
NET EXPORT (CUT-FILL): 3,500 CUBIC YARDS
TOTAL EARTHWORK (CUT+FILL): 8,700 CUBIC YARDS

NOTE TO APPLICANT/ENGINEER
THE CITY IS NOT RECOMMENDING OR ENDORSING THE ENGINEERING FIRM(S) THAT DRAFTED THE PLANS SHOWN HERE. THESE SAMPLE PLANS ARE INTENDED TO PROVIDE GUIDANCE ON THE APPEARANCE AND LAYOUT OF CIVIL SITE IMPROVEMENT PLANS TO BE SUBMITTED TO THE CITY OF AUBURN. SAMPLE PLANS SHOULD NOT BE UTILIZED FOR GUIDANCE ON THE CITY OF AUBURN ENGINEERING DESIGN STANDARDS AND CODE. THE APPLICANT/ENGINEER IS ADVISED TO REVIEW APPLICABLE CITY OF AUBURN ENGINEERING DESIGN STANDARDS AND CODE PRIOR TO SUBMITTAL FOR CURRENT REQUIREMENTS (AVAILABLE AT AUBURNWA.GOV). PLAN AND DESIGN REQUIREMENTS MAY ALSO VARY BASED ON THE SCOPE/COMPLEXITY OF THE PROJECT AND ADDITIONAL JURISDICTIONS (LAKEHAVEN, BONNEY LAKE WATER, SOOS CREEK SEWER, ETC.) IMPACTED BY THE PROJECT. PLEASE CONTACT DEVELOPMENT@AUBURNWA.GOV FOR MORE INFORMATION.

DEVELOPMENT STANDARDS (LAKELAND HILLS SOUTH PUD ZONE)

MINIMUM LOT AREA:	NONE
MINIMUM LOT WIDTH/DEPTH:	NONE
MAXIMUM LOT COVERAGE:	NONE
MINIMUM SETBACKS FOR STRUCTURES	
FRONT:	20 FEET
SIDE-INTERIOR:	NONE (25 FEET WHEN ADJACENT TO RESIDENTIAL)
SIDE-STREET:	15 FEET
REAR:	NONE (25 FEET WHEN ADJACENT TO RESIDENTIAL)
MAXIMUM HEIGHT:	45 FEET
MINIMUM LANDSCAPE COVERAGE:	10%
PERIMETER LANDSCAPE:	
ABUTTING STREET:	6 FEET
ABUTTING RESIDENTIAL:	10 FEET
PARKING REQUIRED:	119 SPACES (SEE SHEET C-1.0 FOR ADDITIONAL INFO)
PARKING RATIOS:	RETAIL: 2.5 PER 1,000 SF RESTAURANT: 10 PER 1,000 SF

NOTE: PER ACC 18.76.060.D, DEVELOPMENT STANDARDS FOR COMMERCIAL DEVELOPMENTS IN THIS ZONE ARE PER LIGHT COMMERCIAL ZONE C-1.
PER ACC 18.76.060E, REQUIRED SETBACKS FROM STREETS MAY BE AVERAGED.

EXISTING LEGEND

RIGHT-OF-WAY	---	BOLLARD	●
CENTER LINE	---	CATCH BASIN	○
CONCRETE CURB	---	CLEANOUT	○
CONTOUR	---660---	COMM PEDESTAL	○
TOP OF SLOPE	---TOE---TOE---TOE---	FIRE HYDRANT	○
TOE OF SLOPE	---TOP---TOP---TOP---	GAS VALVE	○
STORM DRAIN	---SD---SD---SD---	IRRIGATION METER BOX	○
SANITARY SEWER	---SS---SS---SS---	JUNCTION BOX	○
WATER	---W---W---	LIGHT STANDARD	○
CONCRETE PAVEMENT	---	POWER VAULT	○
ASPHALT PAVEMENT	---	SIGN	○
		SURVEY MONUMENT	○
		WATER VALVE	○

BASIS OF BEARING

N 01°43'16" E ALONG THE EAST LINE OF THE SE QUARTER OF SECTION 6, T20N, R5E, W.M. AS SHOWN ON CITY OF AUBURN SHORT PLAT RECORDED UNDER AFN 200108160470

BENCHMARKS

VERTICAL DATUM NAVD 88
CITY OF AUBURN BENCH MARK: TOP OF BRASS MONUMENT LOCATED AT THE INTERSECTION OF LAKE TAPPS PKWY E AND LAKELAND HILLS WAY. ELEV=587.24 (PER BOB BURTON, PLS, CITY OF AUBURN SURVEYOR)

LEGAL DESCRIPTION

UNIT 1 LAKELAND NE COMMERCIAL, A CONDOMINIUM-PHASE 1, ACCORDING TO THE SURVEY MAP AND PLANS RECORDED MAY 20, 2011, UNDER 201105205002 AND DECLARATION THEREOF RECORDED MAY 20, 2011, UNDER RECORDING NUMBER 201105200488, RECORDS OF PIERCE COUNTY, WASHINGTON. SITUATE IN THE CITY OF AUBURN, COUNTY OF PIERCE, STATE OF WASHINGTON.

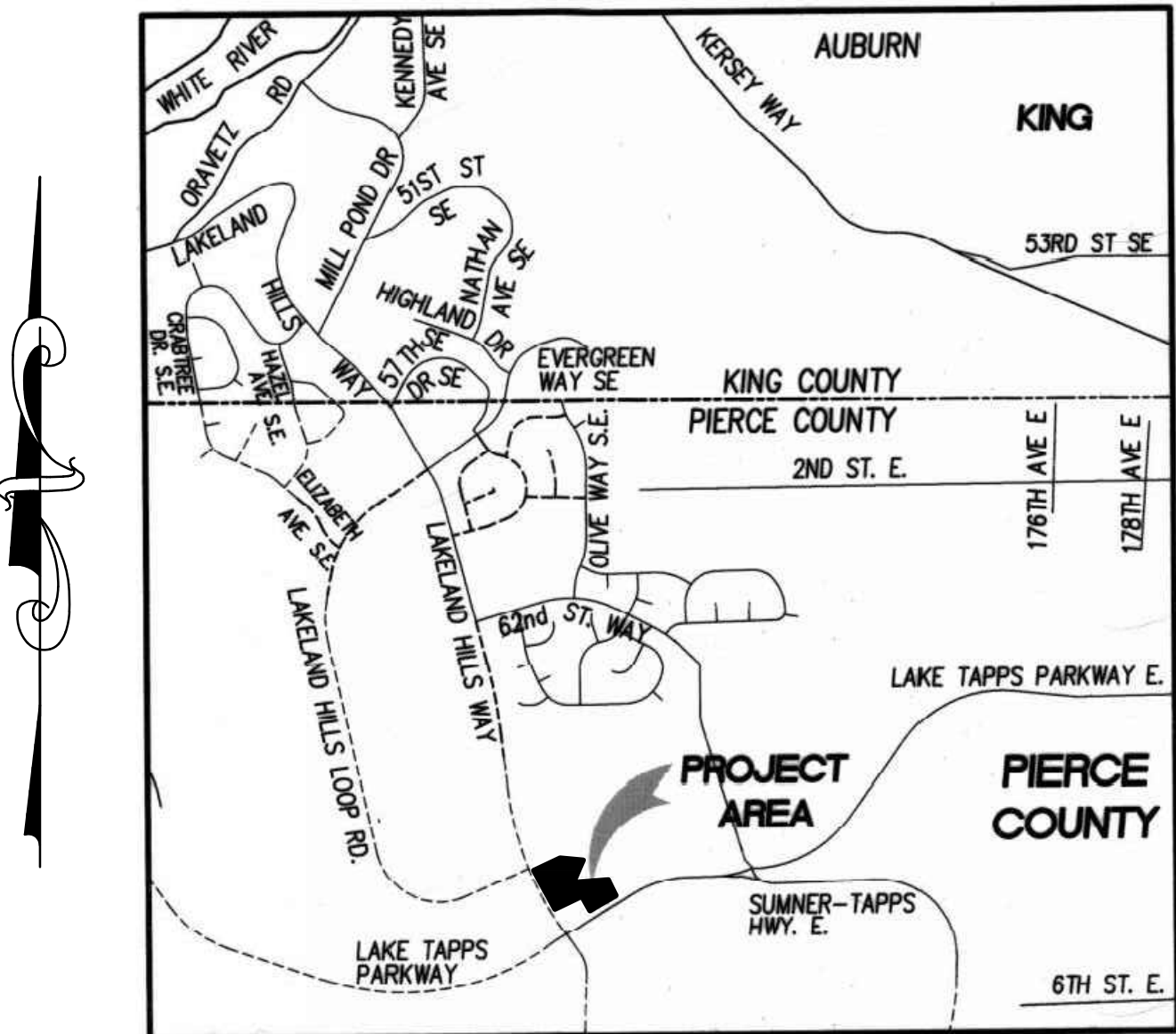
PROJECT REF: FAC17-0003

THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S ENGINEERING REQUIREMENTS.

DEV. REVIEW ENGINEER: _____
APPROVED BY: _____
DATE APPROVED: _____

RECORD DRAWING CERTIFICATION
THESE DRAWINGS CONFORM TO THE CONTRACTOR'S CONSTRUCTION RECORDS.

BY _____ DATE _____
TITLE/POSITION _____
CONFIRMED BY CITY _____ DATE _____



VICINITY MAP

1" = 1/4 MILE (APPROXIMATE)

ENGINEER

PACLAND
1505 WESTLAKE AVE N, SUITE 305
SEATTLE, WA 98109
(206) 522-9510
CONTACT: BILL FORTUNATO, P.E.
LUKE RANGLES, P.E.

ARCHITECT

MACKENZIE
500 UNION ST, SUITE 545
SEATTLE, WA 98101
(206) 749-9993
CONTACT: MICHAEL CHEN

SURVEYOR

APEX ENGINEERING, PLLC
2601 S 35TH STREET, SUITE 200
TACOMA, WA 98409
(253) 473-4494
CONTACT: GEOFF SHERWIN

GEOTECH

GEORESOURCES, LLC
5007 PACIFIC HWY E, SUITE 16
FIFE, WA 98424
(253) 896-1011

LANDSCAPE

PACE ENGINEERS, INC.
11255 KIRKLAND WAY, SUITE 300
KIRKLAND, WA 98033
(425) 827-2014
CONTACT: BRIAN WAY

UTILITY PROVIDERS

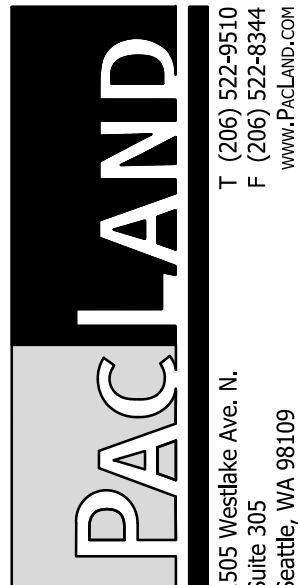
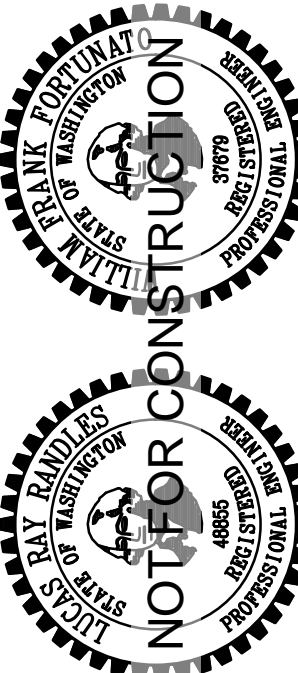
WATER:	CITY OF BONNEY LAKE 19306 BONNEY LAKE BLVD BONNEY LAKE, WA 98391 (253) 862-8602	CABLE:	COMCAST 11186 OUTLET COLLECTION WAY AUBURN, WA 98001 (800) 934-6489
SEWER:	CITY OF AUBURN UTILITIES 25 WEST MAIN ST. AUBURN, WA 98001 (253) 931-3038	GAS:	PUGET SOUND ENERGY 5807 MILWAUKEE AVE E PUYALLUP, WA 98372 (425) 452-1234
POWER:	PUGET SOUND ENERGY 5807 MILWAUKEE AVE E PUYALLUP, WA 98372 (425) 452-1234	FIRE:	VALLEY REGIONAL FIRE AUTHORITY 1101 D ST NE AUBURN, WA 98001 FIRE MARSHAL'S OFFICE (253) 288-5870
PHONE:	CENTURYLINK 904 AUBURN WAY N AUBURN, WA 98002 (253) 214-7571		

CITY OF AUBURN GENERAL NOTES

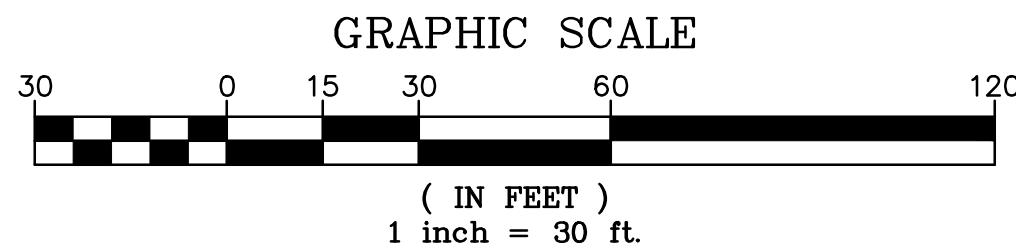
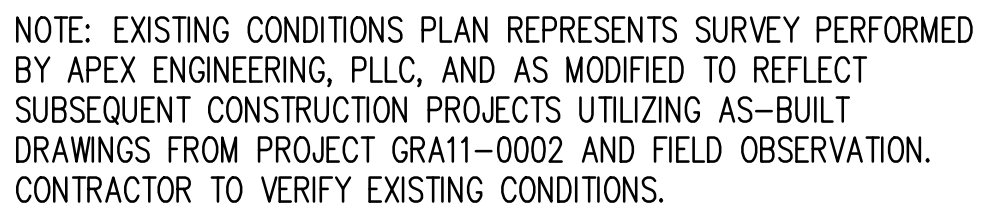
- THIS DEVELOPMENT PROJECT SHALL CONFORM TO THE CITY OF AUBURN'S REQUIREMENTS AND BE IN ACCORDANCE WITH THE APPROVED PLANS. ANY CHANGES FROM THE APPROVED PLAN WILL REQUIRE APPROVAL FROM THE OWNER, ENGINEER, AND THE CITY.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (2016), EXCEPT WHERE SUPPLEMENTED OR MODIFIED BY THE CITY'S CONSTRUCTION STANDARDS MANUAL. COPIES OF THE ABOVE DOCUMENTS SHALL BE AVAILABLE AT THE JOB SITE DURING CONSTRUCTION.
- A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED PRIOR TO THE START OF ALL CONSTRUCTION. CONTACT THE COMMUNITY DEVELOPMENT & PUBLIC WORKS DEPARTMENT AT 253-931-3010, TO SCHEDULE A MEETING.
- LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTOR IS CAUTIONED THAT OVERHEAD UTILITY LINES MAY NOT BE SHOWN ON THE DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF ALL UNDERGROUND UTILITIES AND THE EXTENT OF ANY HAZARD CREATED BY OVERHEAD UTILITY LINES. IDENTIFICATION, LOCATION, MARKING, AND RESPONSIBILITY FOR UNDERGROUND FACILITIES OR UTILITIES, IS GOVERNED BY THE PROVISIONS OF CHAPTER 19.122 REVISED CODE OF WASHINGTON (RCW). PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL CALL ONECALL (811) FOR UTILITY LOCATIONS (WATER, SANITARY SEWER, STORM SEWER, GAS, POWER, TELEPHONE, AND CABLE).
- IF A PROPOSED ROUTE IS NOT INCLUDED ON THESE PLANS, A PROPOSED ROUTE AND SCHEDULE FOR HAULING MATERIAL TO THE SITE SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION. IF THE CITY BELIEVES THAT THE PROPOSED HAUL ROUTE WILL ADVERSELY IMPACT THE STREET NETWORK, A SEPA AMENDMENT MAY BE REQUIRED TO EVALUATE THE IMPACTS AND DETERMINE MITIGATION REQUIREMENTS BEFORE BEGINNING WORK. HAULING MAY BE LIMITED TO APPROPRIATE OFF-PEAK HOURS OR ALTERNATIVE ROUTES, AS DETERMINED BY THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUBLIC SAFETY ON AND AROUND THE PROJECT. PRIOR TO THE START OF WORK, ALL METHODS AND EQUIPMENT USED FOR TRAFFIC CONTROL AND STREET MAINTENANCE SHALL BE SUBMITTED TO THE CITY FOR APPROVAL. CONTRACTORS AND THEIR SURETY SHALL BE LIABLE FOR INJURIES AND DAMAGES TO PERSONS AND PROPERTY SUFFERED BECAUSE OF CONTRACTORS OPERATIONS OR NEGLIGENCE CONNECTED WITH THEM.
- ALL CONSTRUCTION SURVEYING FOR EXTENSIONS OF PUBLIC FACILITIES SHALL BE DONE UNDER THE DIRECTION OF A WASHINGTON LICENSED LAND SURVEYOR OR A WASHINGTON LICENSED PROFESSIONAL CIVIL ENGINEER.
- CERTIFIED DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE. REFER TO THE CITY'S 'RECORD CONSTRUCTION DOCUMENT' HANDOUT.

No.	Date	By	Revision Description

Designed By:	Issue Date:	11/09/2017
LRR	PERMIT	
Drawn By:		
LRR		
Checked By:	Project No:	10-354-003
WFF		



LAKELAND NORTH RETAIL
6950 LAKELAND HILLS WAY SE
AUBURN, WA
COVER SHEET



PROJECT REF: FAC17-0003

THESE PLANS ARE APPROVED FOR
CONFORMANCE WITH THE CITY OF AUBURN'S
ENGINEERING REQUIREMENTS.

DEV. REVIEW ENGINEER: _____
APPROVED BY: _____
DATE APPROVED: _____

RECORD DRAWING CERTIFICATION
THESE DRAWINGS CONFORM TO THE
CONTRACTOR'S CONSTRUCTION RECORDS.

BY _____ DATE _____

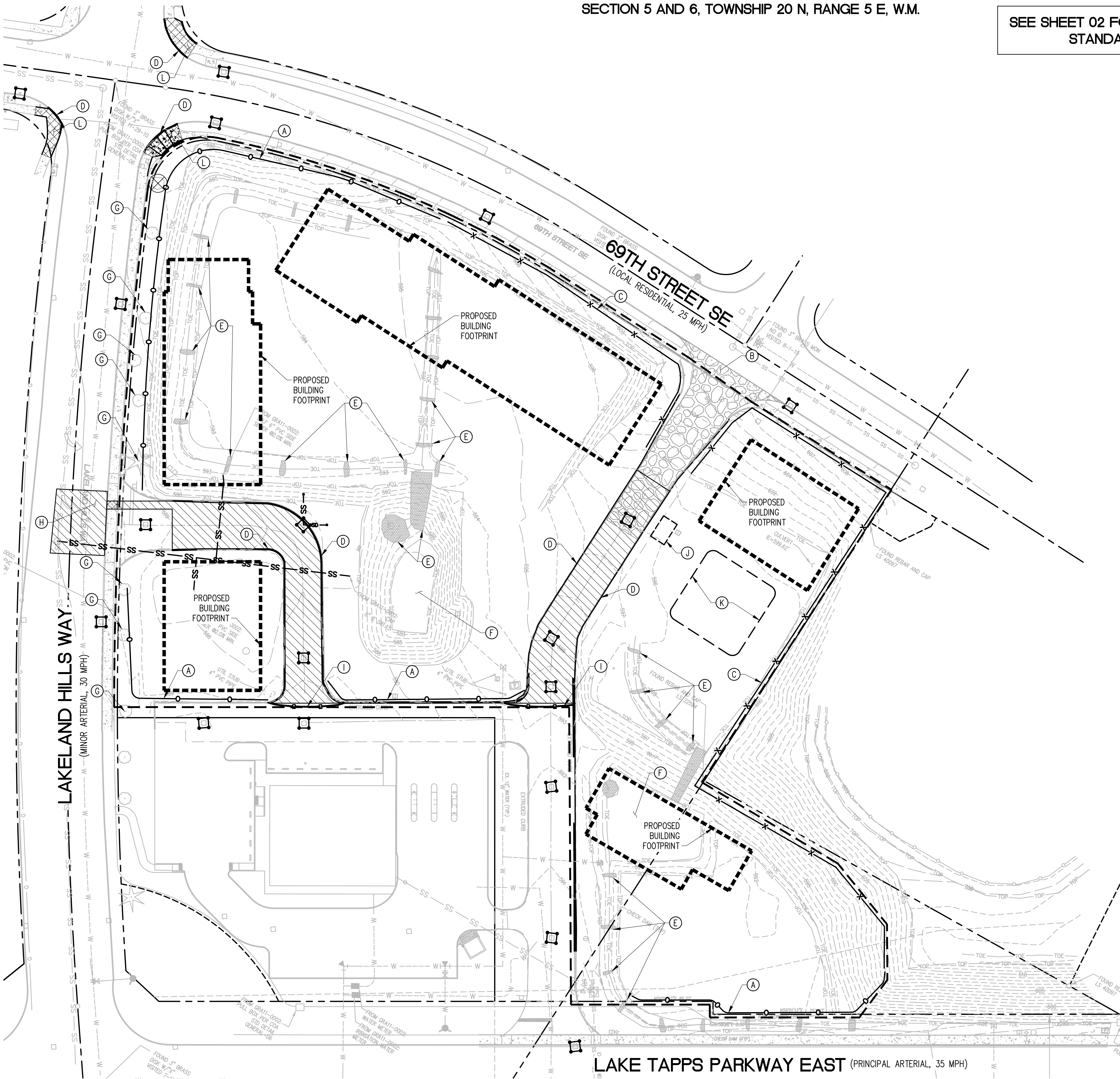
TITLE/POSITION _____

CONFIRMED BY CITY _____ DATE _____

EX-1.0
SHEET 04 OF 32

SEE SHEET 02 FOR CITY OF AUBURN
STANDARD NOTES

SEE SHEET 03 FOR GENERAL
NOTES

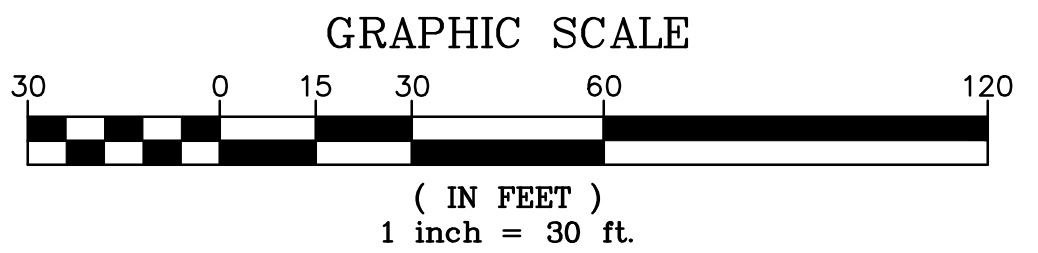


CONSTRUCTION KEY NOTES

- (A) SILT FENCE PER CITY OF AUBURN STANDARD DETAIL E-02.1
- (B) TEMPORARY CONSTRUCTION ENTRANCE PER CITY OF AUBURN STANDARD DETAIL E-01.1
- (C) HIGH-VISIBILITY CONSTRUCTION FENCE
- (D) REMOVE EX CURB AND GUTTER
- (E) EX CHECK DAMS AND INTERCEPTOR SWALE TO BE UTILIZED DURING CONSTRUCTION; REMOVE/ADJUST AS NEEDED TO CONSTRUCT PROPOSED SITE IMPROVEMENTS
- (F) EX SEDIMENT POND (BMP C241) TO BE UTILIZED DURING CONSTRUCTION; REMOVE/ADJUST AS NEEDED TO CONSTRUCT PROPOSED SITE IMPROVEMENTS
- (G) EXISTING TREES TO REMAIN
- (H) ROADWAY DEMOLITION AND RESTORATION ASSOCIATED WITH UTILITY TRENCHING PER CITY OF AUBURN STANDARD DETAIL T-02.2
- (I) COMPOST SOCK
- (J) CONCRETE WASHOUT PER COR SWMM BMP C154; CONTRACTOR TO RELOCATE AS NEEDED
- (K) STORAGE/STOCKPILE AREA PER COR SWMM BMP C150
- (L) REMOVE EX SIDEWALK/RAMP

LEGEND

- REMOVE ASPHALT PAVEMENT
- REMOVE CONCRETE PAVEMENT
- TEMPORARY CONSTRUCTION ENTRANCE PER CITY OF AUBURN STANDARD DETAIL E-01.1
- HIGH-VISIBILITY CONSTRUCTION FENCE
- SILT FENCE PER CITY OF AUBURN STANDARD DETAIL E-02.1
- COMPOST SOCK
- SCHEMATIC CLEARING LIMITS. CONTRACTOR TO FLAG CLEARING LIMITS AS REQUIRED
- PROPOSED BUILDING FOOTPRINT
- INLET PROTECTION PER CITY OF AUBURN STANDARD DETAIL E-03.1
- REMOVE EX TREE



PROJECT REF: FAC17-0003

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DEV. REVIEW ENGINEER: _____

APPROVED BY: _____

DATE APPROVED: _____

RECORD DRAWING CERTIFICATION

THESE DRAWINGS CONFORM TO THE CONTRACTOR'S CONSTRUCTION RECORDS.

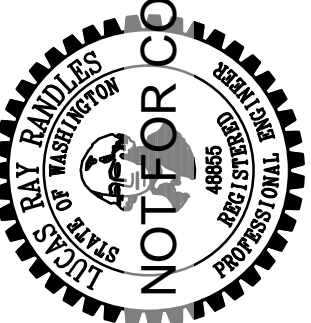
BY _____ DATE _____

TITLE/POSITION _____

CONFIRMED BY CITY _____ DATE _____

No.	Date	By	Revision Description

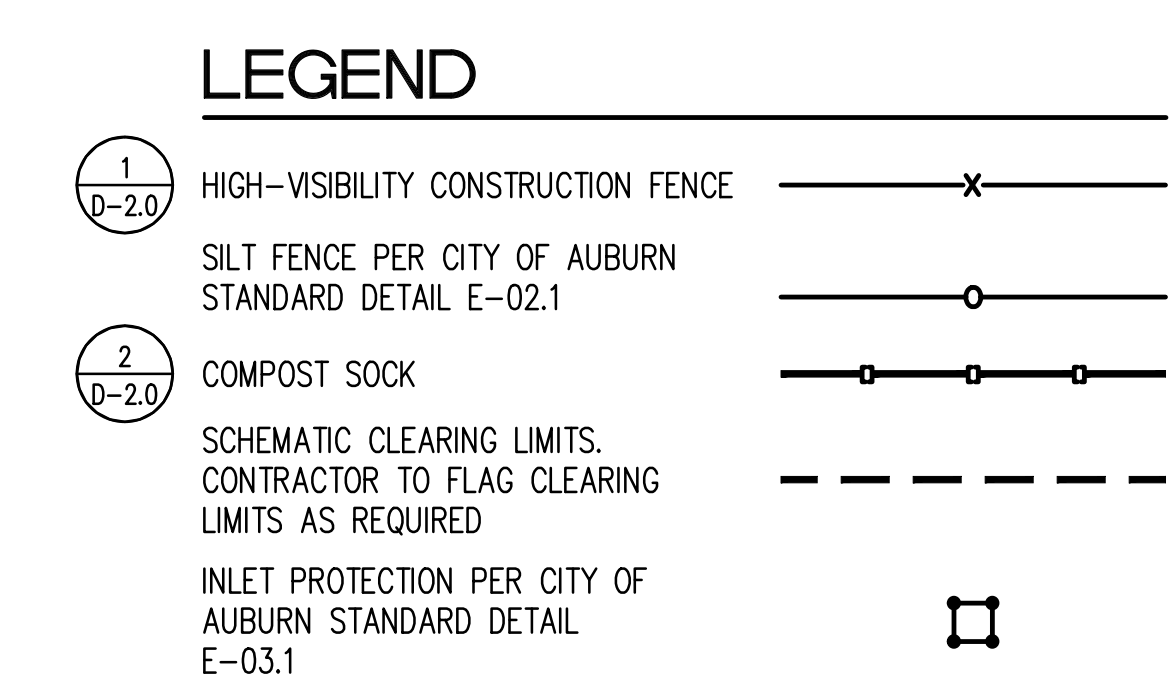
Designed By:	Issue Date:	
LRR	11/09/2017	PERMIT
Drawn By:		
LRR		
Checked By:	Project No:	10-354-003
WFF		



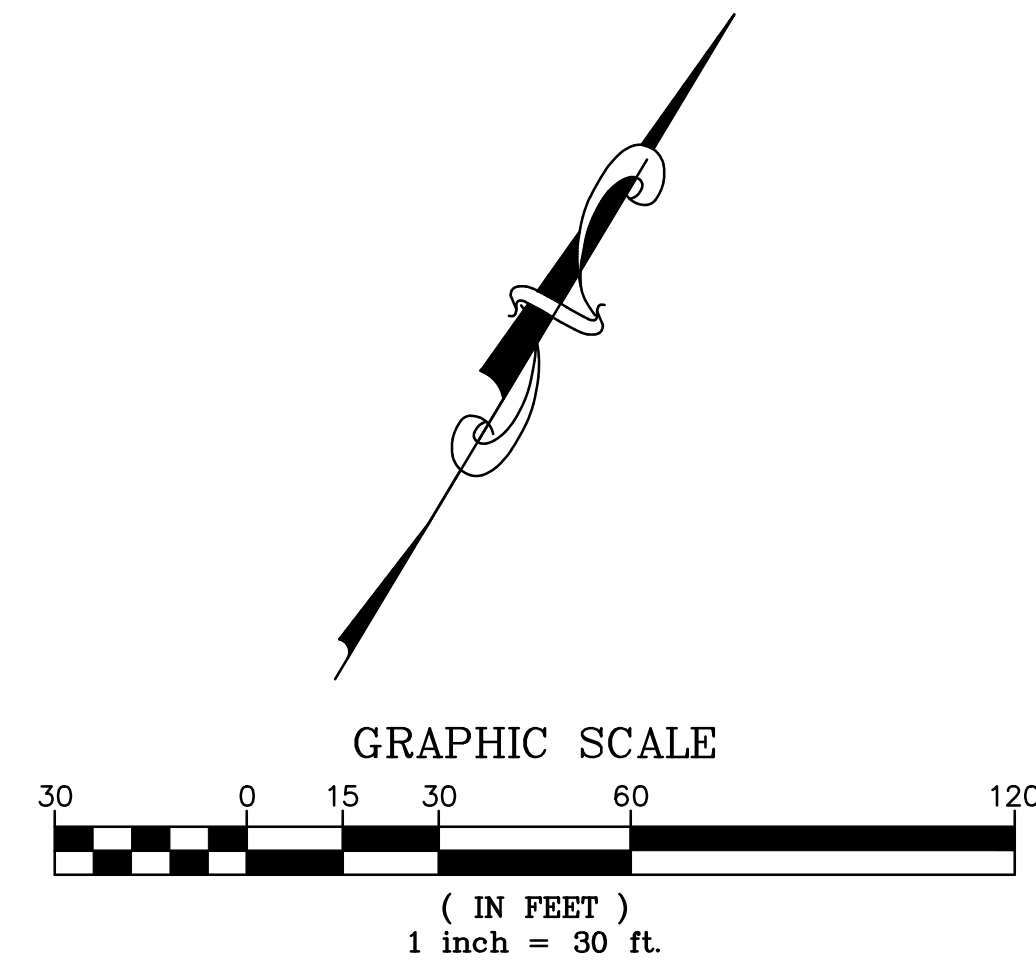
PAC LAND

1505 Westlake Ave. N.
Suite 305
Seattle, WA 98109

T (206) 522-9510
F (206) 522-8944
www.pacland.com



Know what's **below**.
Call before you dig.



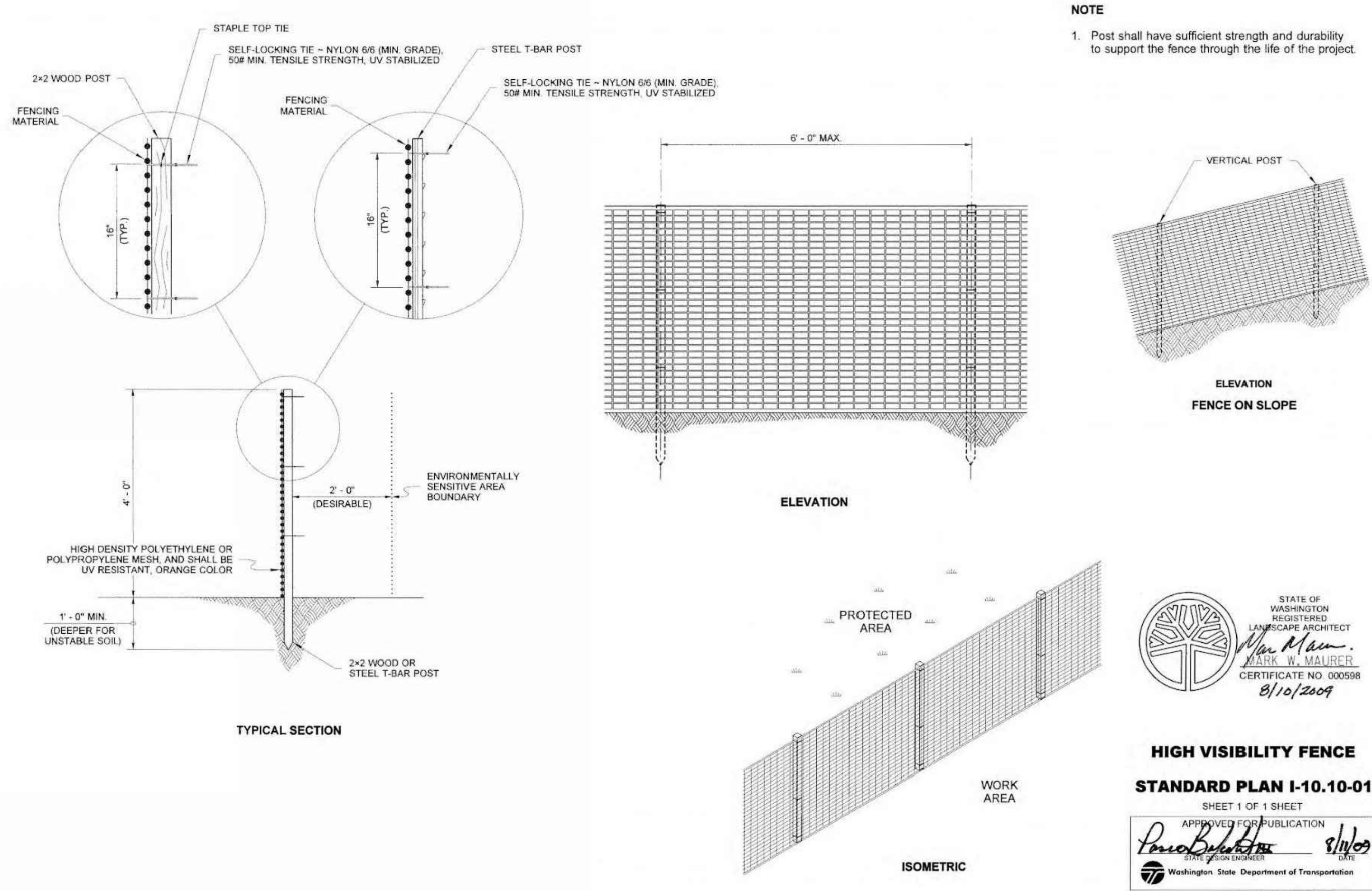
PROJECT REF: <u>FAC17-0003</u> THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S ENGINEERING REQUIREMENTS. DEV. REVIEW ENGINEER: _____ APPROVED BY: _____ DATE APPROVED: _____	RECORD DRAWING CERTIFICATION THESE DRAWINGS CONFORM TO THE CONTRACTOR'S CONSTRUCTION RECORDS. BY _____ DATE _____ TITLE/POSITION _____ CONFIRMED BY CITY _____ DATE _____
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LAKELAND NORTH RETAIL 6950 LAKELAND HILLS WAY SE AUBURN, WA		PAC LAND		T (206) 522-8340 Suite 305 F (206) 522-8344 www.pacland.com	
				1505 Westlake Ave. N. Seattle, WA 98109	
D-1.1					
SHEET 06 OF 32					

1

HIGH VISIBILITY FENCE

NTS

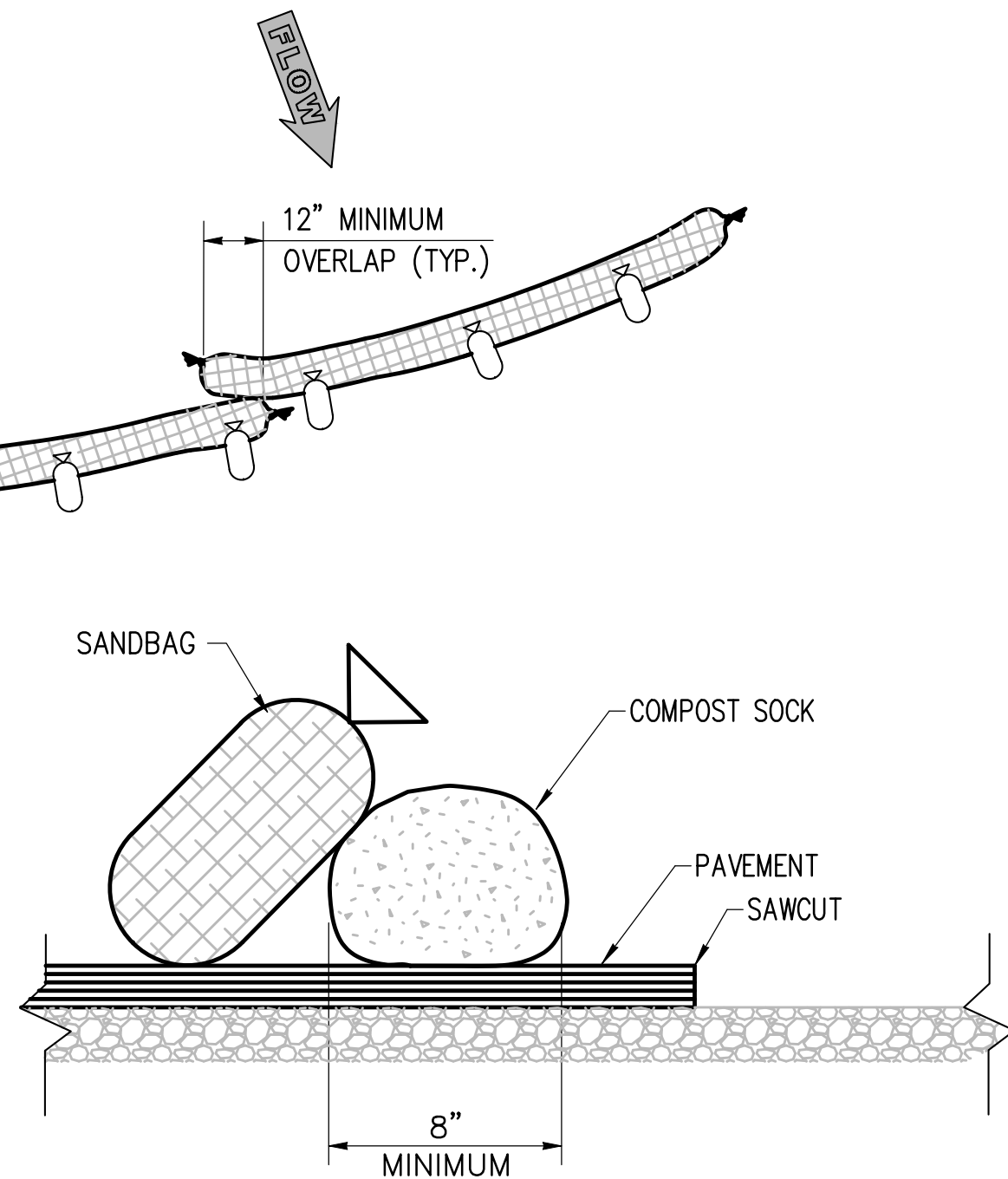


2

COMPOST SOCK

NTS

- COMPOST SOCK SHALL BE IN ACCORDANCE WITH WSDOT STD. SPEC. 9-14.5(6).
- SECURELY KNOT EACH END OF THE COMPOST SOCK. OVERLAP ADJACENT COMPOST SOCK ENDS 12" (MINIMUM) BEHIND ONE ANOTHER AND SECURELY TIE TOGETHER.
- REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/4 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
- PERFORM MAINTENANCE IN ACCORDANCE WITH WSDOT STD. SPEC. 8.01.03(15).



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DEV. REVIEW ENGINEER: _____
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DATE APPROVED: _____

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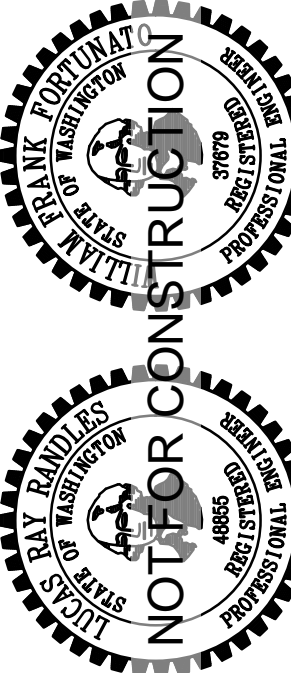
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LAKELAND NORTH RETAIL
6950 LAKELAND HILLS WAY SE
AUBURN, WA
ESC DETAILS

PAC LAND
1505 Westlake Ave. N.
Suite 305
Seattle, WA 98109
T (206) 522-9510
F (206) 522-8944
www.PACLAND.com



Designed By:	Issue Date:
LRR	11/09/2017
Drawn By:	PERMIT
LRR	
Checked By:	Project No:
WFF	10-354-003

No.	Date	By	Revision Description

SEE SHEET 02 FOR CITY OF
AUBURN STANDARD NOTES

SEE SHEET 03 FOR
GENERAL NOTES

PARKING DATA

RETAIL #1	LAND USE: EATING/DRINKING EST.	RETAIL #3	LAND USE: RETAIL < 15,000 SF
RATIO: 10.0 / 1,000 SF		RATIO: 2.5 / 1,000 SF	
AREA: 3,880 SF		AREA: 8,100 SF	
REQUIRED: 39 (38.8)		REQUIRED: 20 (20.3)	
MAXIMUM: 48 (48.5)		MAXIMUM: 25 (25.3)	
PROVIDED: 39 (13 COMPACT)		PROVIDED: 21	
RETAIL #2	LAND USE: RETAIL < 15,000 SF	RETAIL #4	LAND USE: RETAIL < 15,000 SF
RATIO: 2.5 / 1,000 SF		RATIO: 2.5 / 1,000 SF	
AREA: 4,800 SF		AREA: 14,400 SF	
REQUIRED: 12 (12.0)		REQUIRED: 36 (36.0)	
MAXIMUM: 15 (15.0)		MAXIMUM: 45 (45.0)	
PROVIDED: 14		PROVIDED: 38	
		RETAIL #5	LAND USE: RETAIL < 15,000 SF
		RATIO: 2.5 / 1,000 SF	
		AREA: 4,800 SF	
		REQUIRED: 12 (12.0)	
		MAXIMUM: 15 (15.0)	
		PROVIDED: 12	

CONSTRUCTION KEY NOTES

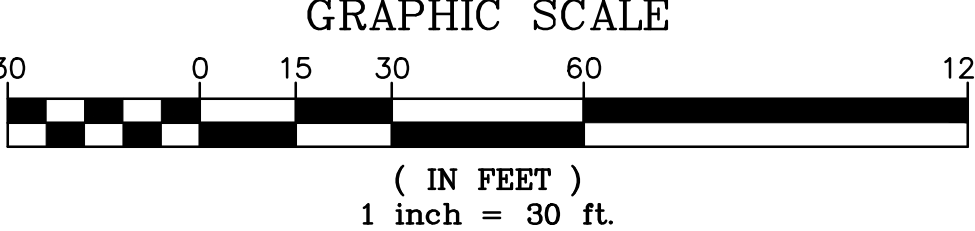
- (A) CEMENT CONCRETE TRAFFIC CURB PER WSDOT STANDARD PLAN F-10.12-03
- (B) TRASH ENCLOSURE (COVERED)
- (C-8.0) ADA STALL W/ SIGN. SLOPE IN ADA STALLS AND LANDING AREAS SHALL BE NOT MORE THAN 2% IN ANY DIRECTION.
- (D) MESA BLOCK RETAINING WALL OR EQUIVALENT (HEIGHT NOT TO EXCEED 4'), SEE SHEET C-2.0 FOR GRADES
- (E) CONCRETE SIDEWALK PAVEMENT PER CITY OF AUBURN STANDARD DETAIL T-13.1
- (F) PERPENDICULAR ADA RAMP PER WSDOT STANDARD PLAN F-40.15-03, WITH DETECTABLE WARNING SURFACE, AS MODIFIED PER SPECIFIC LOCATION; SEE SHEETS C-2.1 AND C-2.2 FOR ADDITIONAL INFORMATION.
- (G) SPEED TABLE, SEE DETAILS 5 AND 6, C-2.1 FOR ADDITIONAL INFORMATION
- (H) TIE INTO EXISTING SIDEWALK
- (I-8.0) VALLEY GUTTER
- (J) CEMENT CONCRETE TRAFFIC CURB AND GUTTER PER WSDOT STANDARD PLAN F-10.12-03
- (K-8.0) RESTORE EX DRIVEWAY AND ASPHALT ROADWAY PER CITY OF AUBURN STANDARD PLAN T-02.2, PAVEMENT SECTION TO MATCH EXISTING
- (L) PARALLEL ADA RAMP PER WSDOT STANDARD PLAN F-40.12-02, WITH DETECTABLE WARNING SURFACE, AS MODIFIED PER SPECIFIC LOCATION; SEE SHEETS C-2.1 AND C-2.2 FOR ADDITIONAL INFORMATION
- (M) 12"x18" "NO WHEELCHAIR ACCESS" SIGN
- (N-8.1) BIKE RACK
- (O) STAIRS, 6" RISE/12" TREAD, NUMBER OF RISERS NOTED IN PARENTHESES
- (P) PROVIDE EXPANSION JOINT BETWEEN ON-SITE AND OFF-SITE SIDEWALK
- (Q-8.0) CURB SCUPPER

LEGEND

- (1-8.0) STANDARD DUTY ASPHALT PAVEMENT
- (2-8.0) CONCRETE SIDEWALK (SIDEWALK IN THE PUBLIC R/W SHALL BE PER COR STD T-13.1)
- (3-8.0) HEAVY DUTY CONCRETE PAVEMENT
- LANDSCAPED AREA, SEE LANDSCAPE PLANS
- RETAINING WALL
- CONCRETE CURB
- PROPERTY LINE
- PARKING FIELD BOUNDARY
- PARKING STALLS PER ROW
- SIGN
- FIRE LANE MARKING, PAINT CURB YELLOW, WITH 24"-HIGH, 12"-WIDE, 4" STROKE STATING "FIRE LANE-NO PARKING" AT 50' INTERVALS (FIRE LANE STRIPING TO BE ADJACENT ONLY TO FIRE LANES SHOWN PER SHEET C-1.1
- NO PARKING, PAINT CURB YELLOW, WITH 24"-HIGH, 12"-WIDE, 4" STROKE STATING "NO PARKING" AT 50' INTERVALS
- LIGHT POLE



Know what's below.
Call before you dig.



PROJECT REF: FAC17-0003

THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S ENGINEERING REQUIREMENTS.

DEV. REVIEW ENGINEER: _____

APPROVED BY: _____

DATE APPROVED: _____

RECORD DRAWING CERTIFICATION
THESE DRAWINGS CONFORM TO THE CONTRACTOR'S CONSTRUCTION RECORDS.

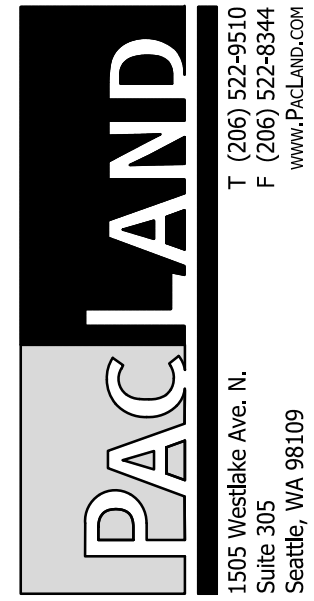
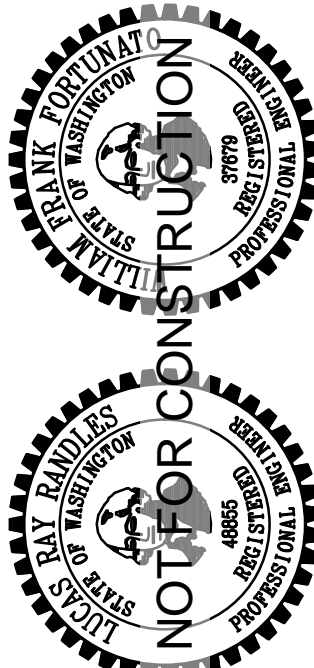
BY: _____ DATE: _____

TITLE/POSITION: _____

CONFIRMED BY CITY: _____ DATE: _____

No.	Date	By	Revision Description

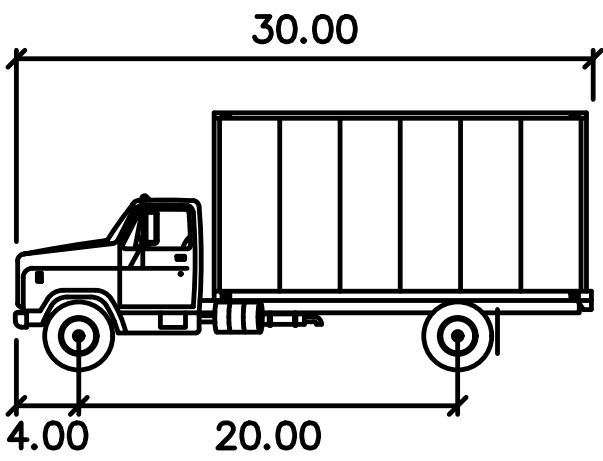
Designed By: LRR	Issue Date: 11/09/2017	Permit	Project No: 10-354-003
Drawn By: LRR			
Checked By: WFF			



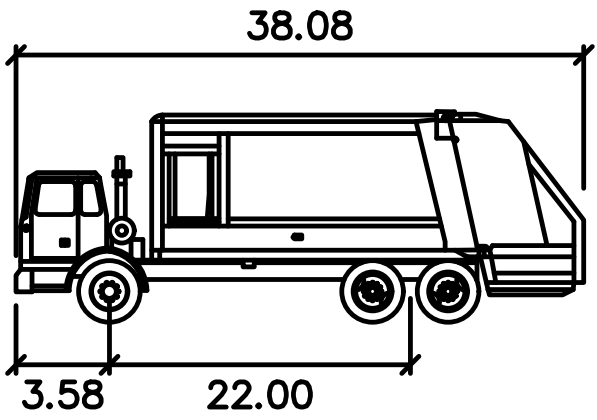
LAKELAND NORTH RETAIL
6950 LAKELAND HILLS WAY SE
AUBURN, WA
SITE PLAN

SEE SHEET 02 FOR CITY OF
AUBURN STANDARD NOTES

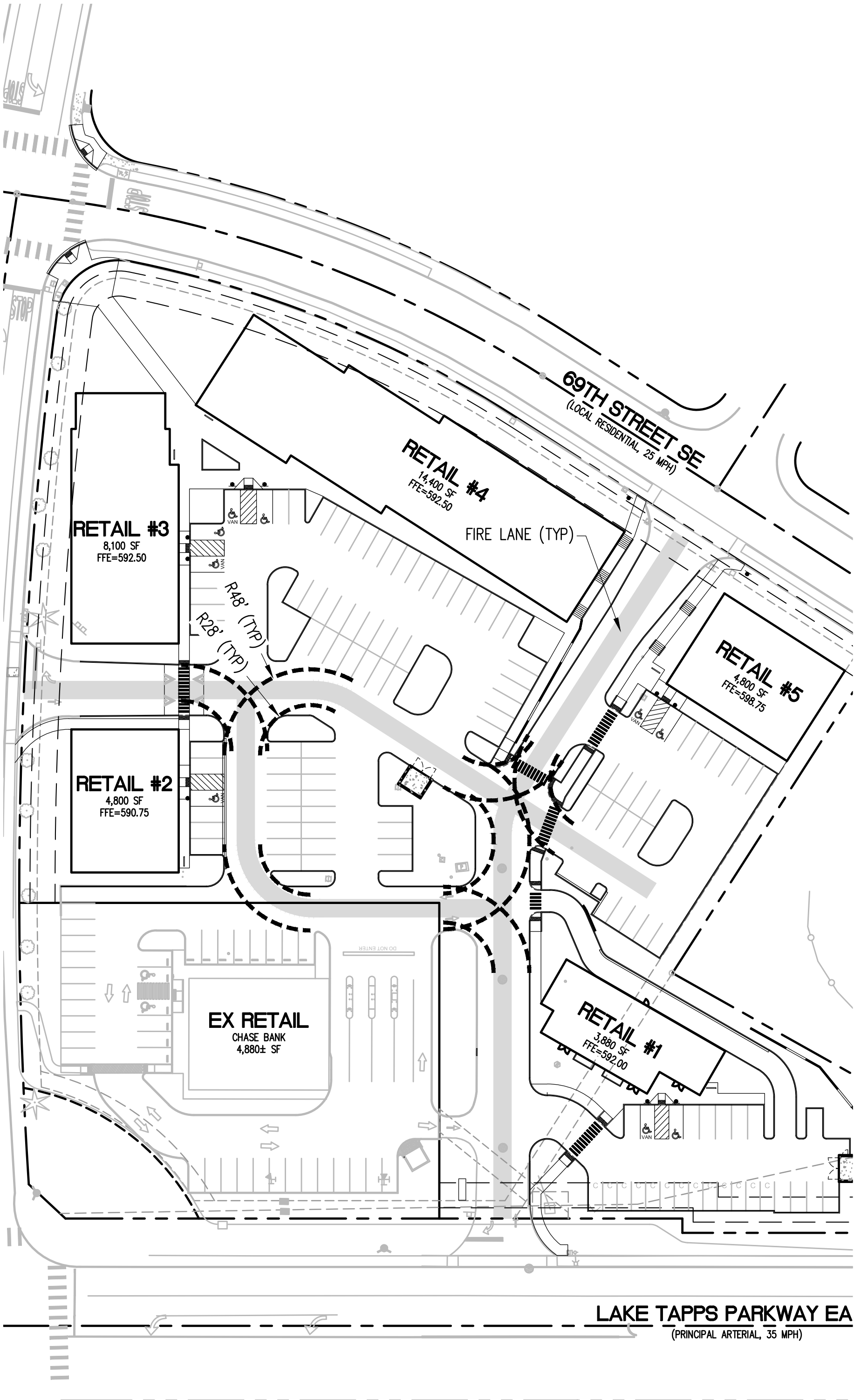
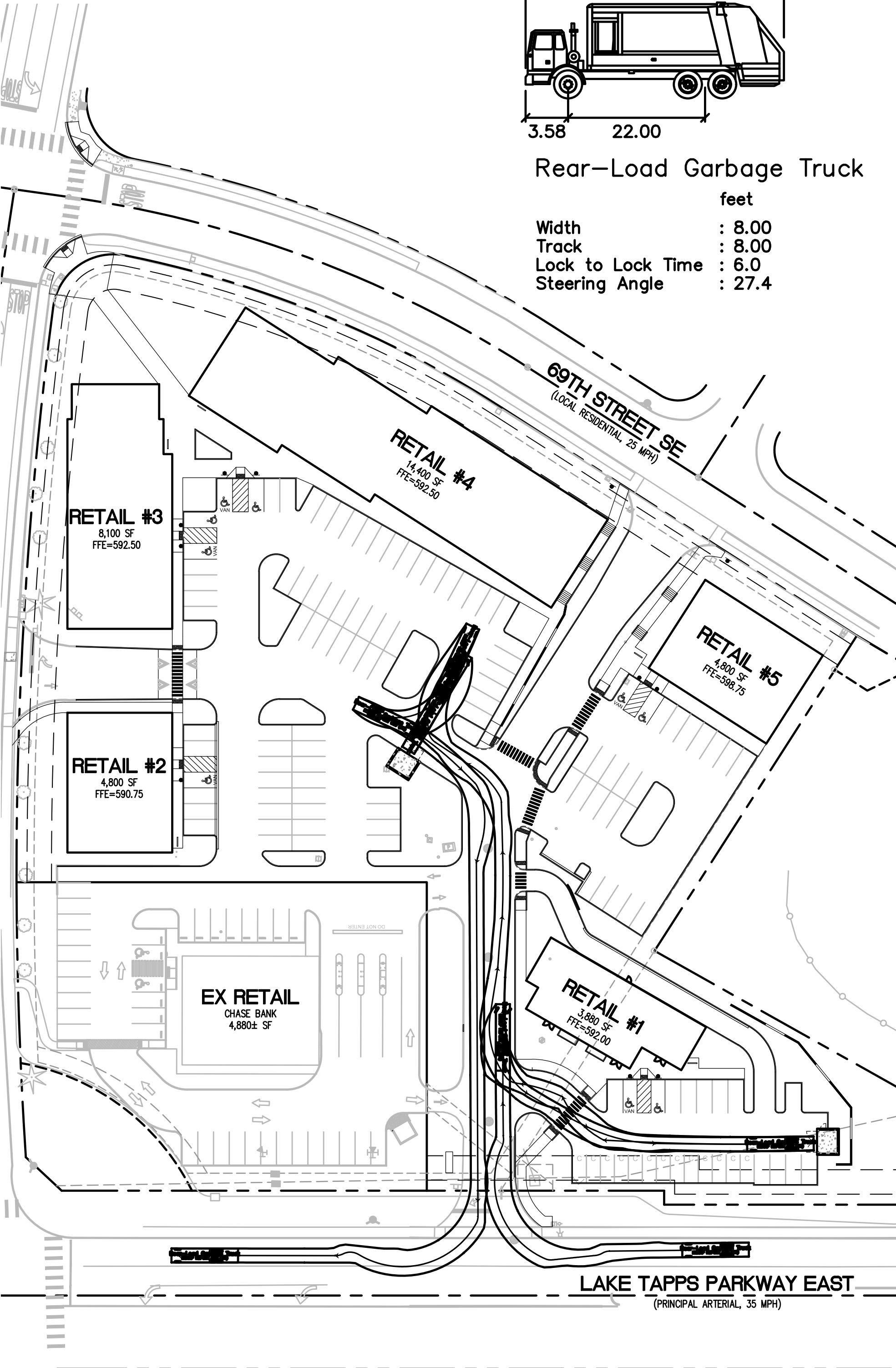
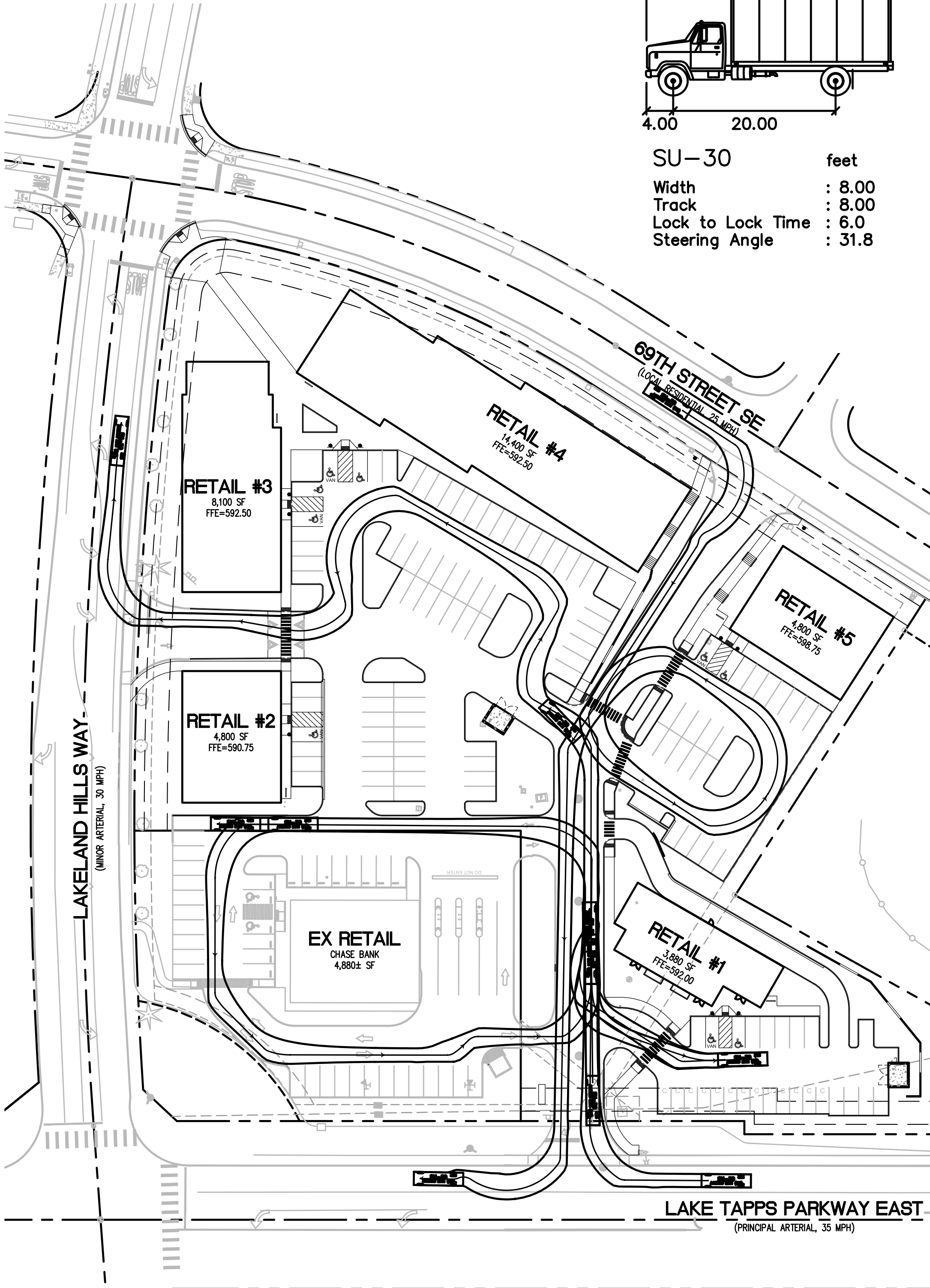
SEE SHEET 03 FOR
GENERAL NOTES



SU-30 feet
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 31.8



Rear-Load Garbage Truck feet
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 27.4



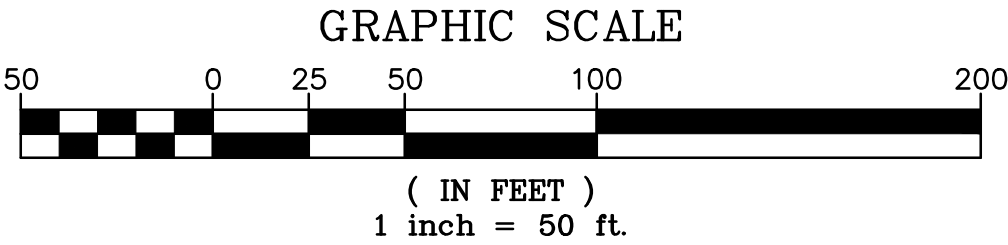
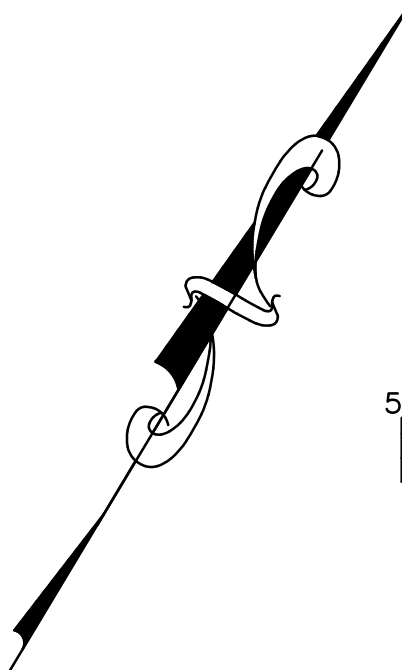
1 DELIVERY VEHICLE ACCESS

2 TRASH COLLECTION VEHICLE ACCESS

3 FIRE TRUCK ACCESS

NOTES

1. DELIVERY VEHICLES ARE PROHIBITED FROM PARKING/UNLOADING IN THE PUBLIC RIGHT-OF-WAY OR DRIVE AISLES MARKED AS FIRE LANES
2. LADDER ACCESS IS NOT CURRENTLY PROVIDED; BUILDING HEIGHT IS LIMITED TO 30 FEET OR LESS AS A RESULT.



PROJECT REF: FAC17-0003

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CONFORMANCE WITH THE CITY OF AUBURN'S
ENGINEERING REQUIREMENTS.

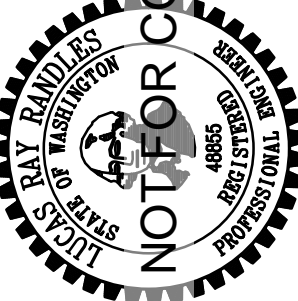
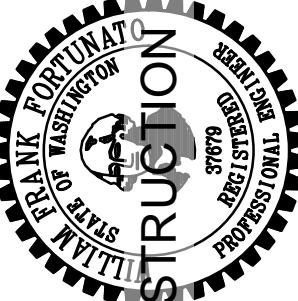
DEV. REVIEW ENGINEER: _____
APPROVED BY: _____
DATE APPROVED: _____

RECORD DRAWING CERTIFICATION
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BY _____ DATE _____
TITLE/POSITION _____
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No.	Date	By	Revision Description

Designed By:	Issue Date:	Project No.:
LRR	11/09/2017	10-354-003
Drawn By:	PERMIT	
LRR		
Checked By:		
WFF		



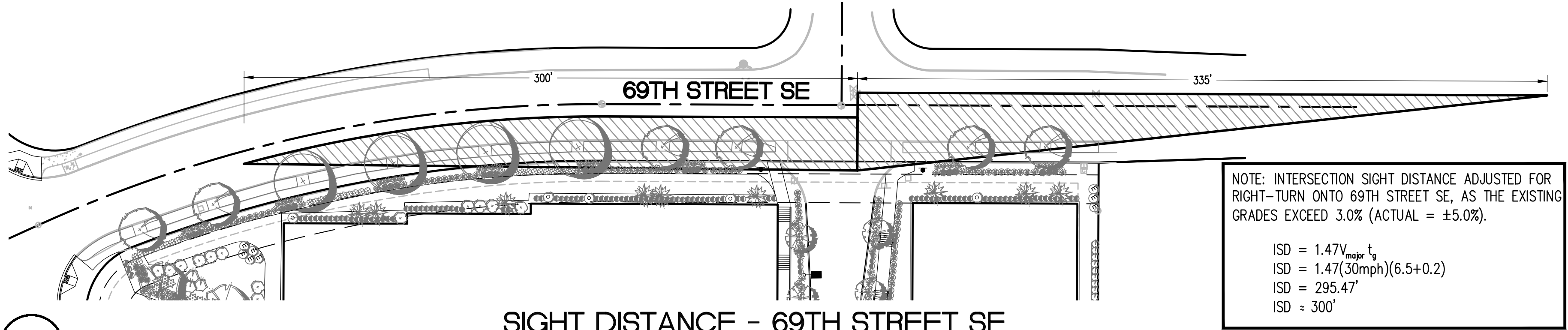
PACLAND

1505 Westlake Ave. N.
Suite 305
Seattle, WA 98109

T (206) 522-9510
F (206) 522-8944
www.pacland.com

GENERAL NOTES

1. SIGHT TRIANGLE DISTANCES ARE BASED UPON THE CITY OF AUBURN DESIGN STANDARDS, SECTION 10.03.
2. 69TH STREET HAS A POSTED SPEED OF 25 MPH (DESIGN SPEED OF 30 MPH).
3. LAKELAND HILLS WAY HAS A POSTED SPEED OF 30 MPH (DESIGN SPEED OF 40 MPH).
4. LAKE TAPPS PARKWAY EAST HAS A POSTED SPEED OF 35 MPH (DESIGN SPEED OF 45 MPH).
5. TREES ARE NOT CONSIDERED SIGHT-OBSCURING OBJECTS PROVIDED THE CANOPY IS A MINIMUM OF 8- FEET ABOVE FINISHED GRADE.



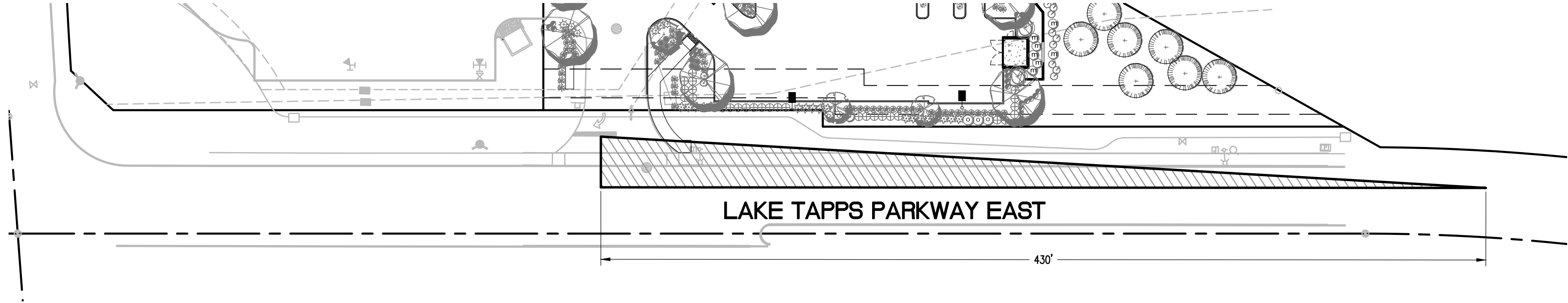
SIGHT DISTANCE - 69TH STREET SE

LOCAL RESIDENTIAL
POSTED SPEED = 25 MPH
DESIGN SPEED = 30 MPH



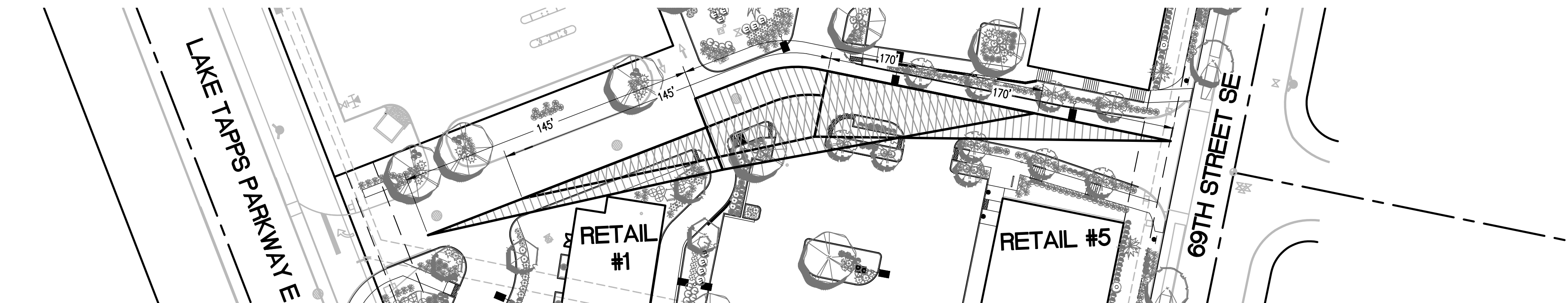
SIGHT DISTANCE - LAKELAND HILLS WAY

MINOR ARTERIAL
POSTED SPEED = 30 MPH
DESIGN SPEED = 40 MPH



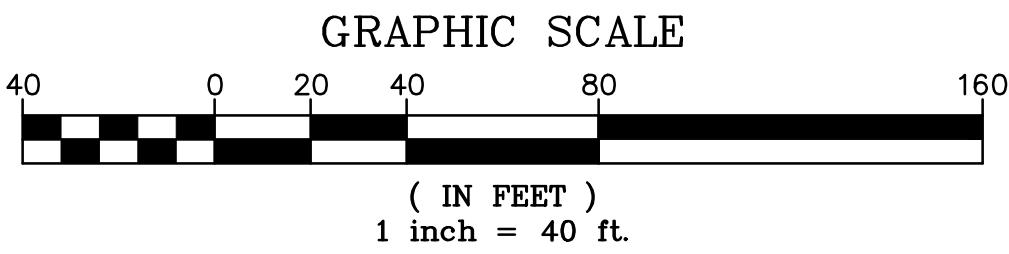
SIGHT DISTANCE - LAKE TAPPS PARKWAY EAST

PRINCIPAL ARTERIAL
POSTED SPEED = 35 MPH
DESIGN SPEED = 45 MPH



SIGHT DISTANCE - RETAIL 1 AND RETAIL 5 DRIVEWAYS

PUBLIC ACCESS (SHOPPING CENTER)
DESIGN SPEED = 15 MPH



PROJECT REF: FAC17-0003

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TITLE/POSITION _____

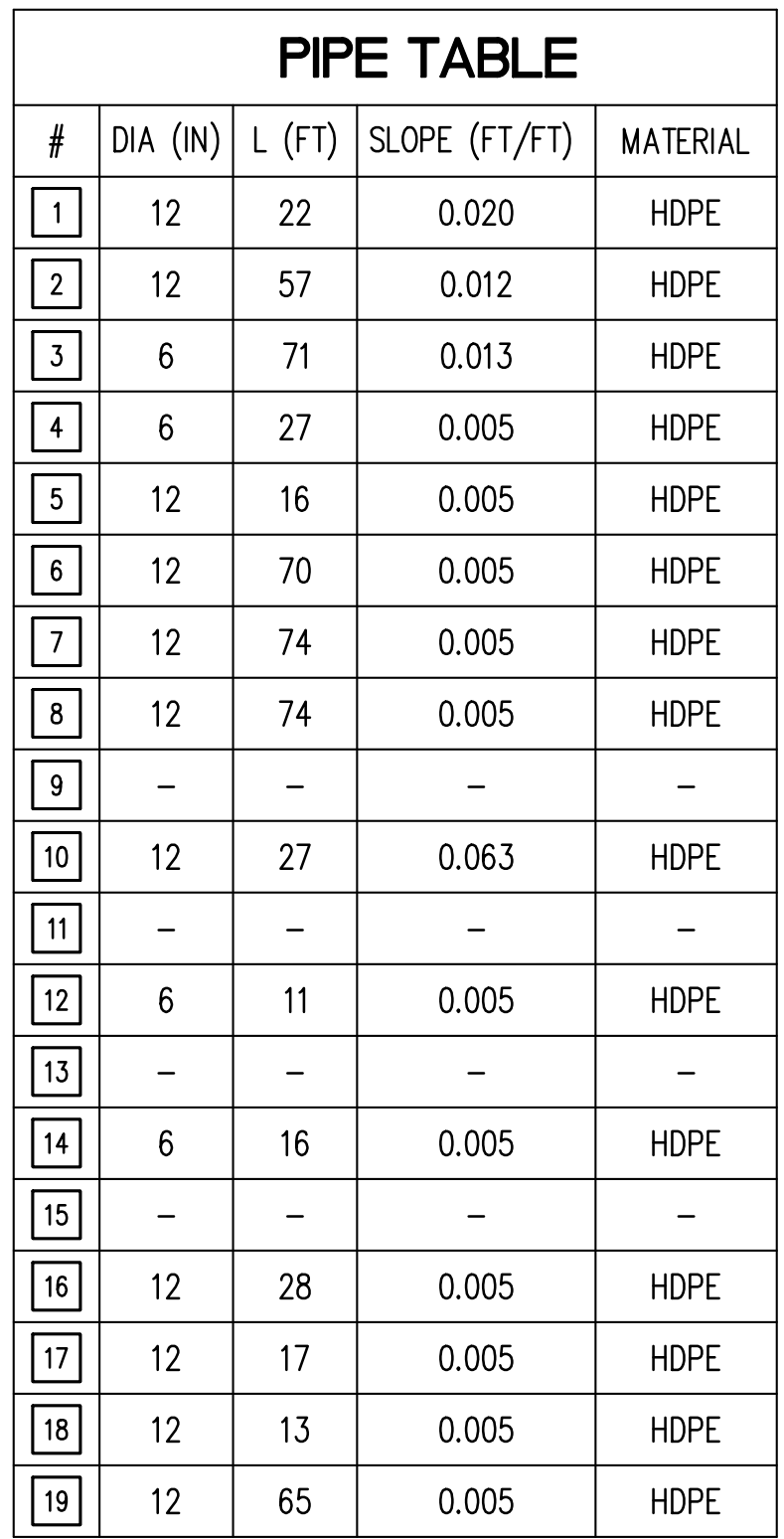
CONFIRMED BY CITY _____ DATE _____

LAKELAND NORTH RETAIL
6950 LAKELAND HILLS WAY SE
AUBURN, WA

SITE DISTANCE PLAN

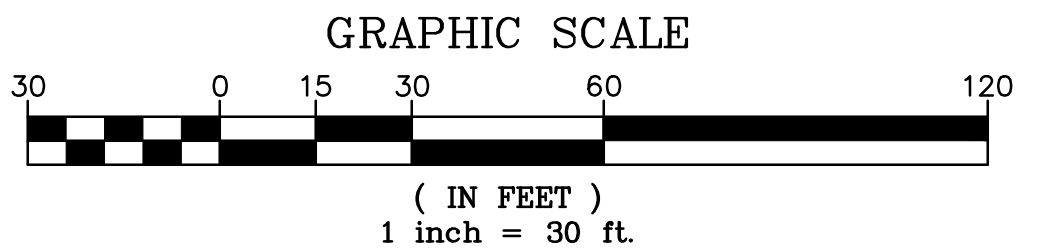
C-12

SHEET 10 OF 32



LEGEND

- | | |
|---|--|
| EX. CONTOUR | |
| PROPOSED CONTOUR | |
| SPOT ELEVATION
(TP UNLESS OTHERWISE NOTED) | |
| STORM DRAIN PIPE | |
| ROOF DRAIN LEADER
(6" PVC, 1% SLOPE
UNLESS OTHERWISE NOTED) | |
| GRADING RIDGE/VALLEY | |
| TYPE 1 CATCH BASIN | |
| -TYPE 2 CATCH BASIN | |
| NYLOPLAST DRAIN BASIN | |
| CLEANOUT | |
| DIRECTION OF SURFACE FLOW | |



RECORD DRAWING CERTIFICATION
THESE DRAWINGS CONFORM TO THE
CONTRACTOR'S CONSTRUCTION RECORDS.

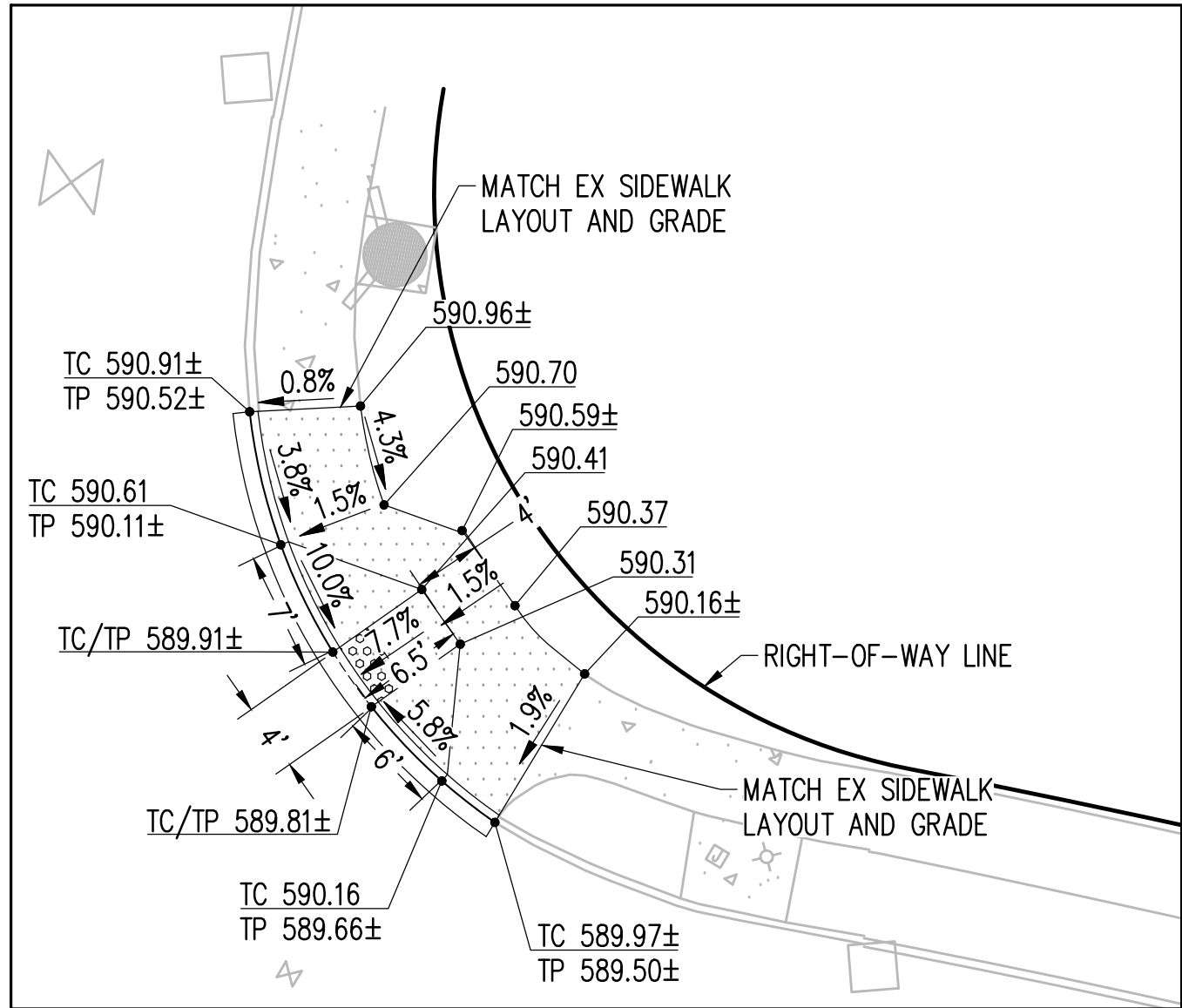
BY _____ DATE _____

TITLE/POSITION _____

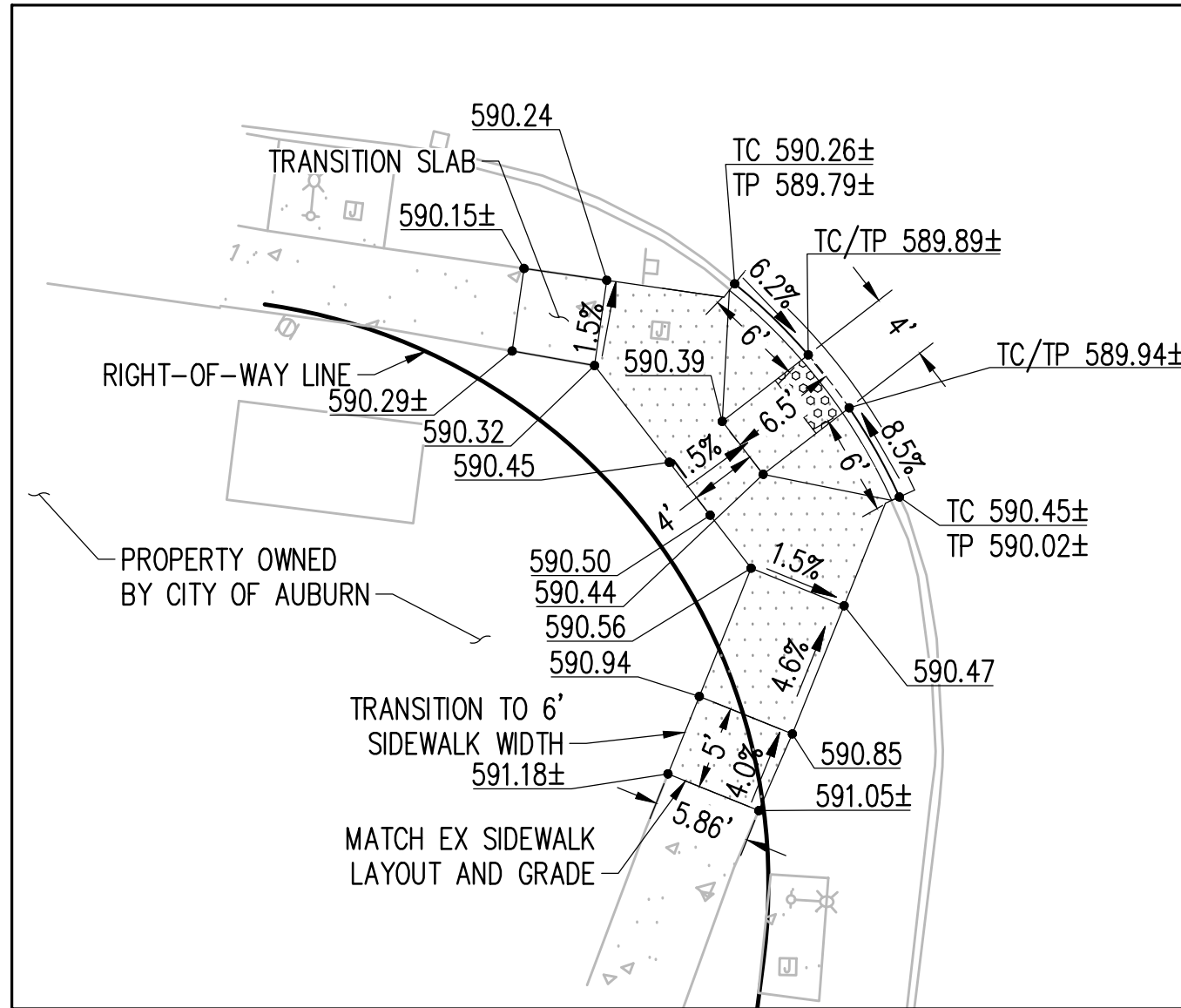
CONFIRMED BY CITY _____ DATE _____

<p>LAKELAND NORTH RETAIL 6950 LAKELAND HILLS WAY SE AUBURN, WA</p>	C-20
	SHEET # OF 32
	GRADING AND DRAINAGE PLAN

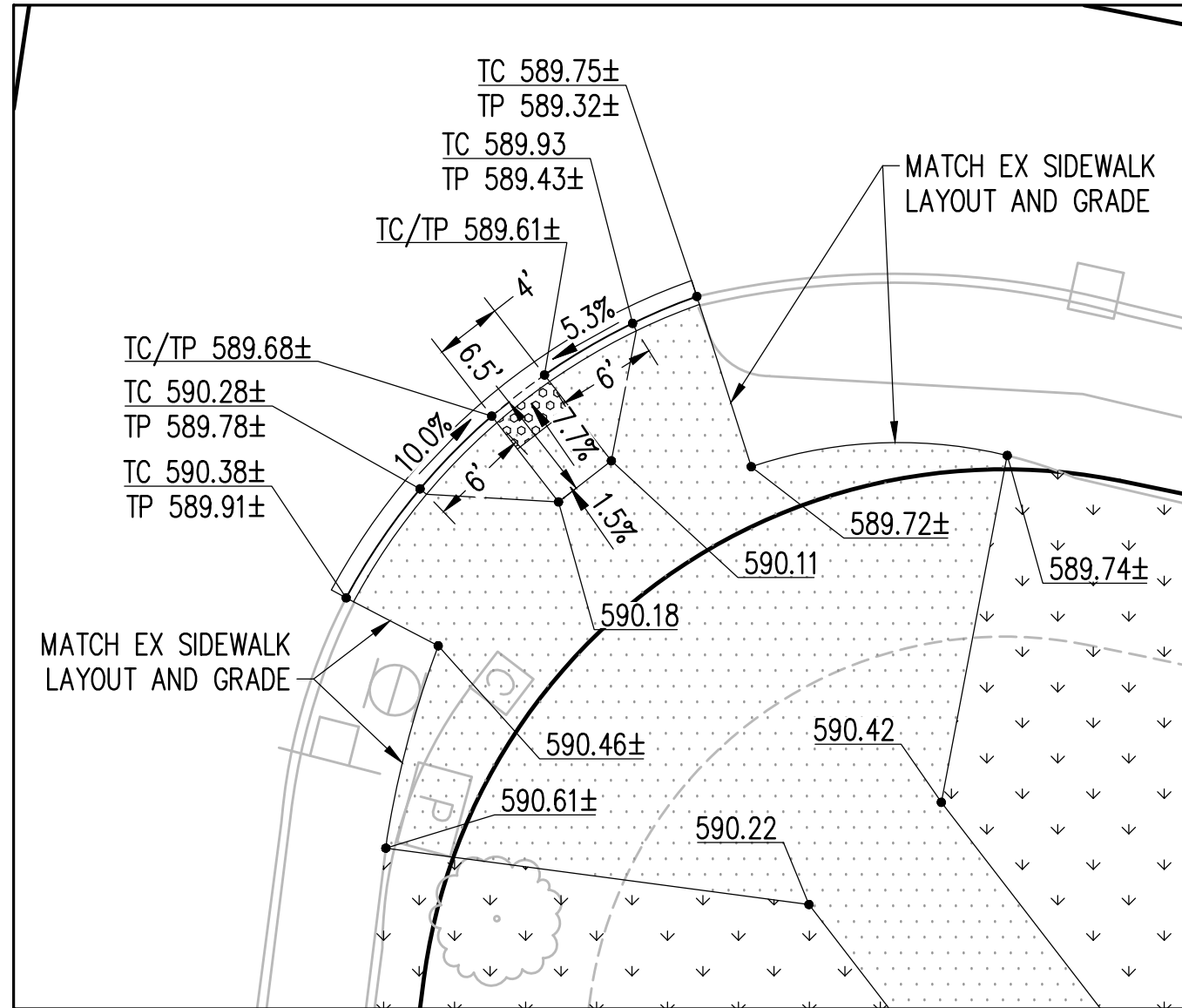
S:\Washington\Auburn\Tarranton\NEC Lake Tapps Plwy & Lakeland Hills Way\2DWGS\AUT121C.dwg Nov 09, 2017 - 8:30am



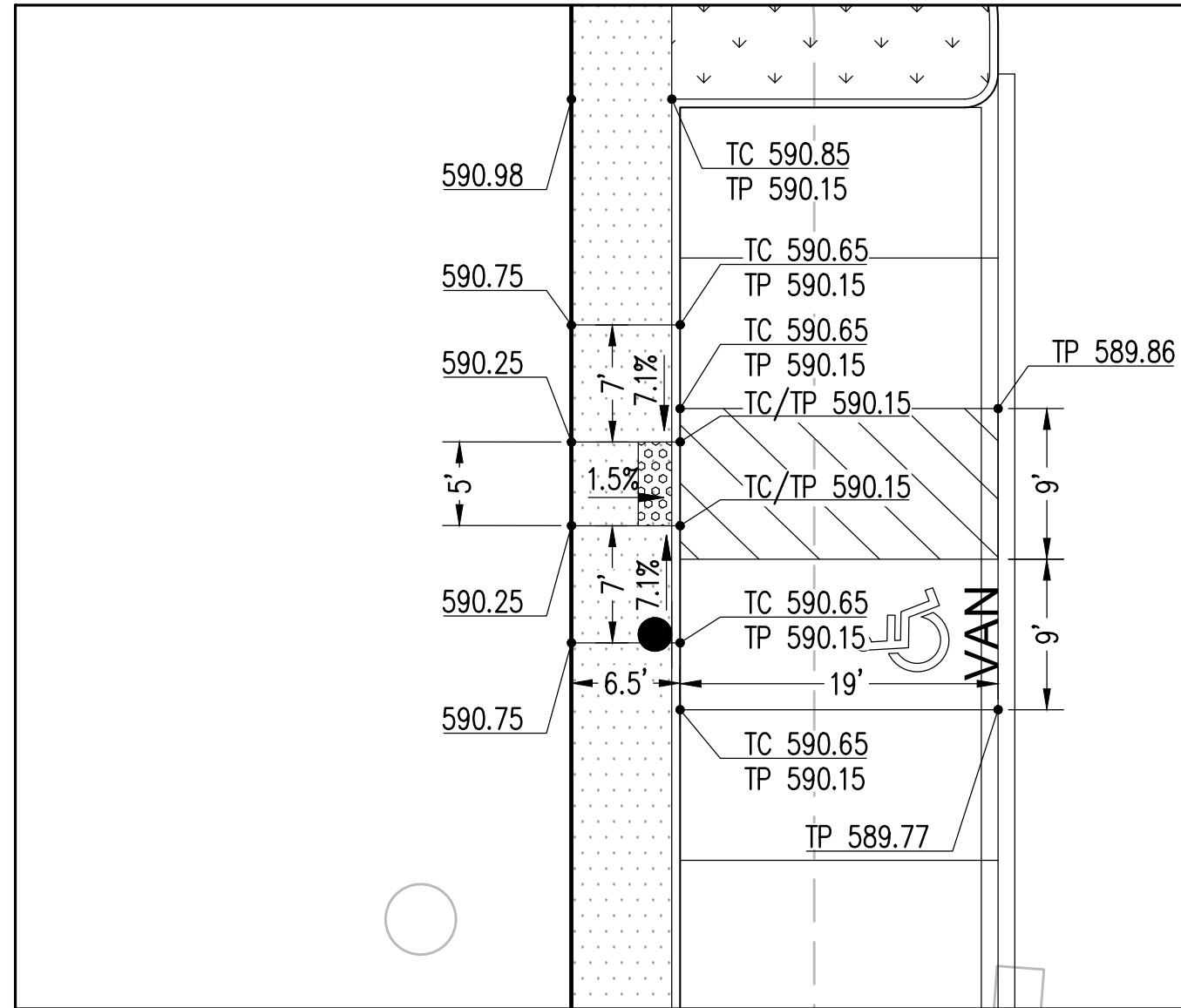
1 LAKELAND HILLS/69TH (NE CORNER)



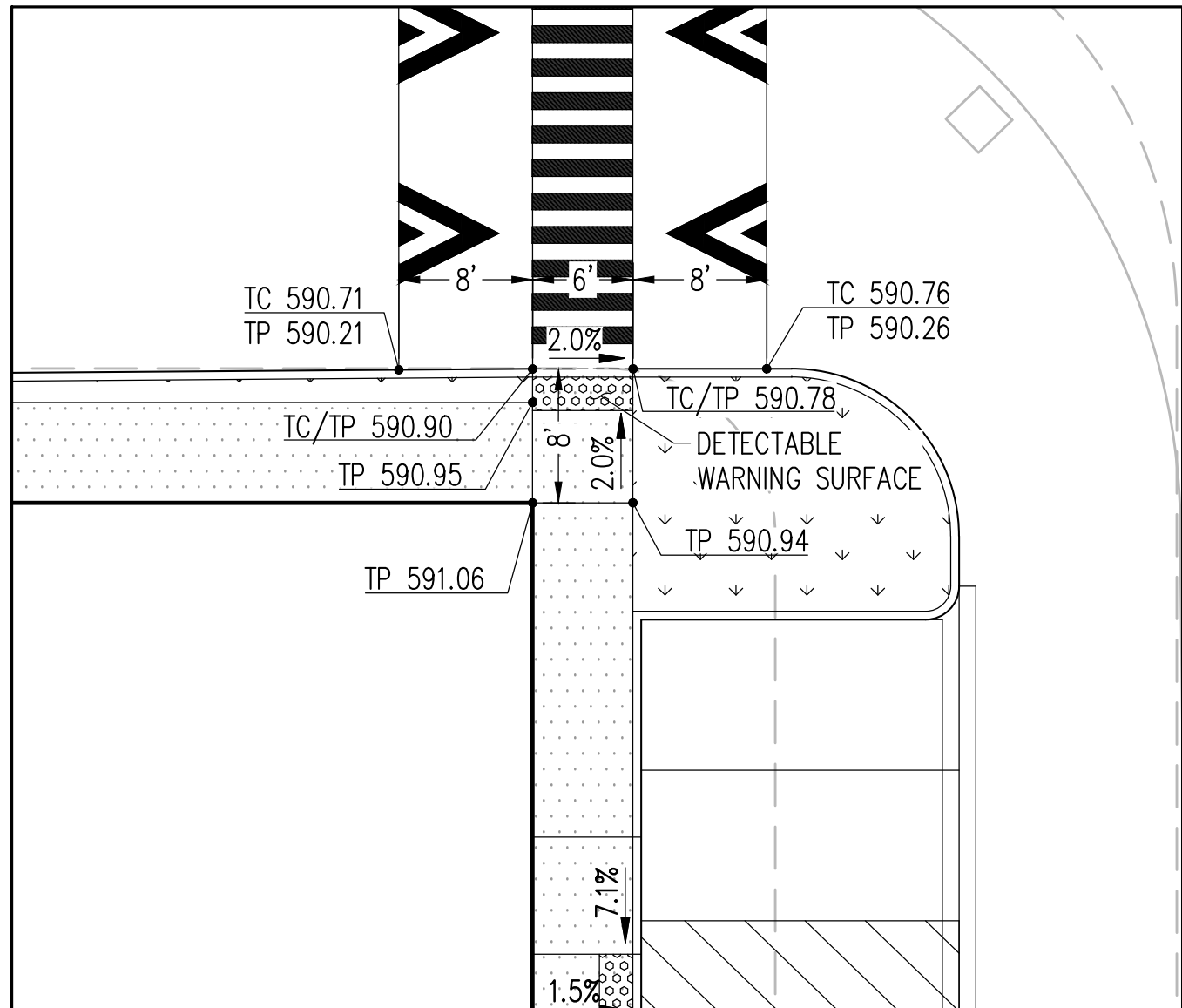
2 LAKELAND HILLS/69TH (SW CORNER)



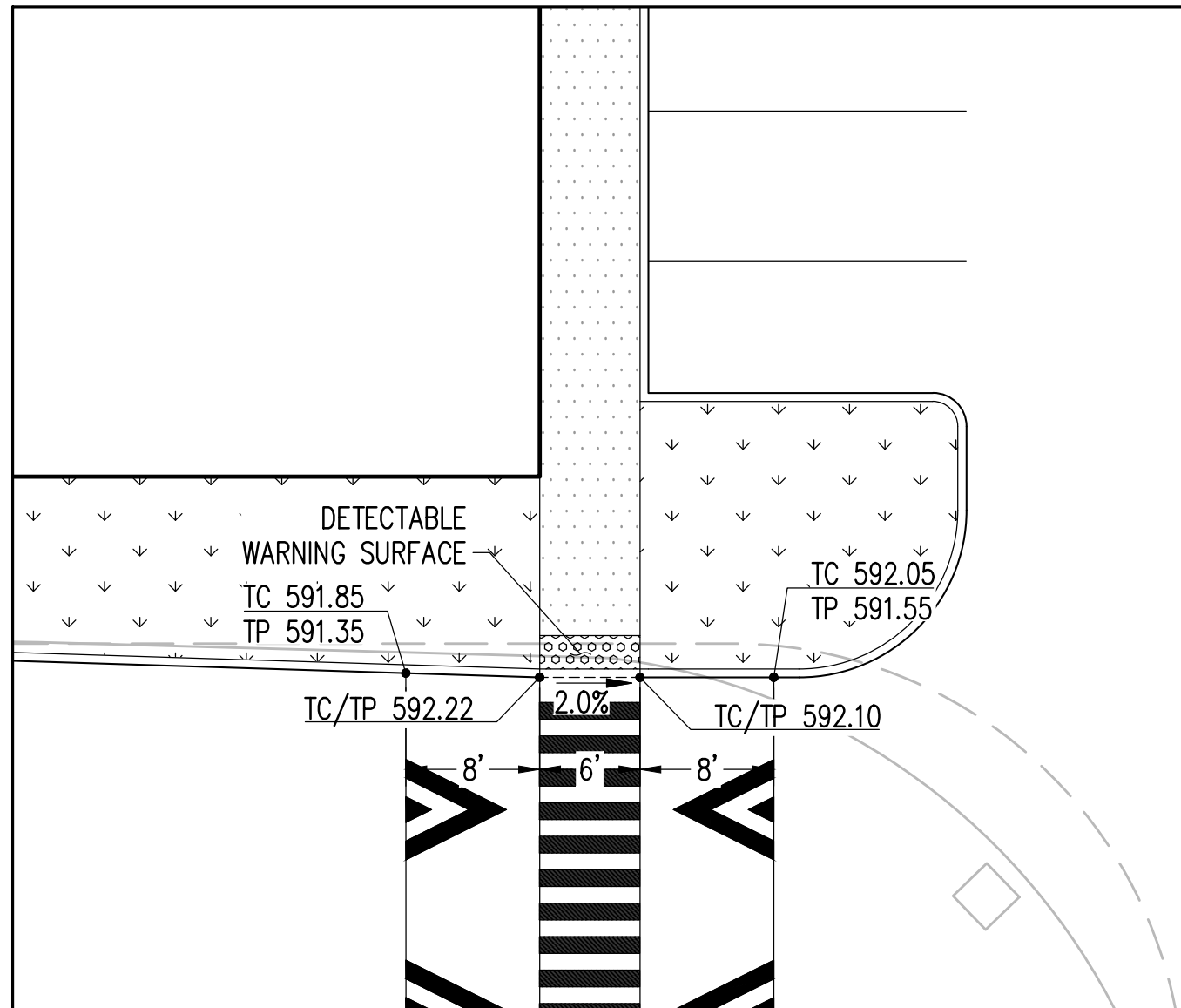
3 LAKELAND HILLS/69TH (SE CORNER)



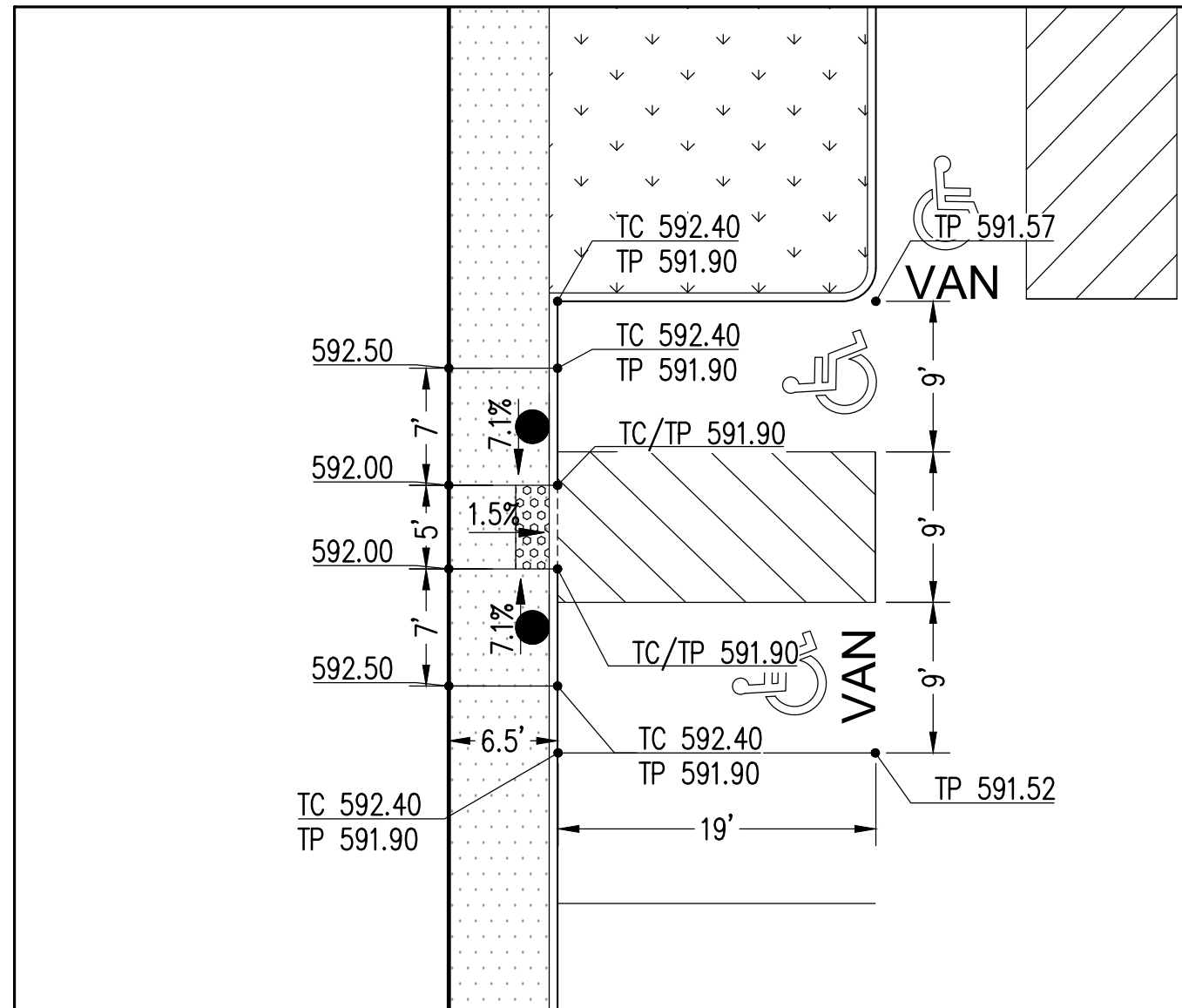
4 RETAIL #2 (ADA PARKING)



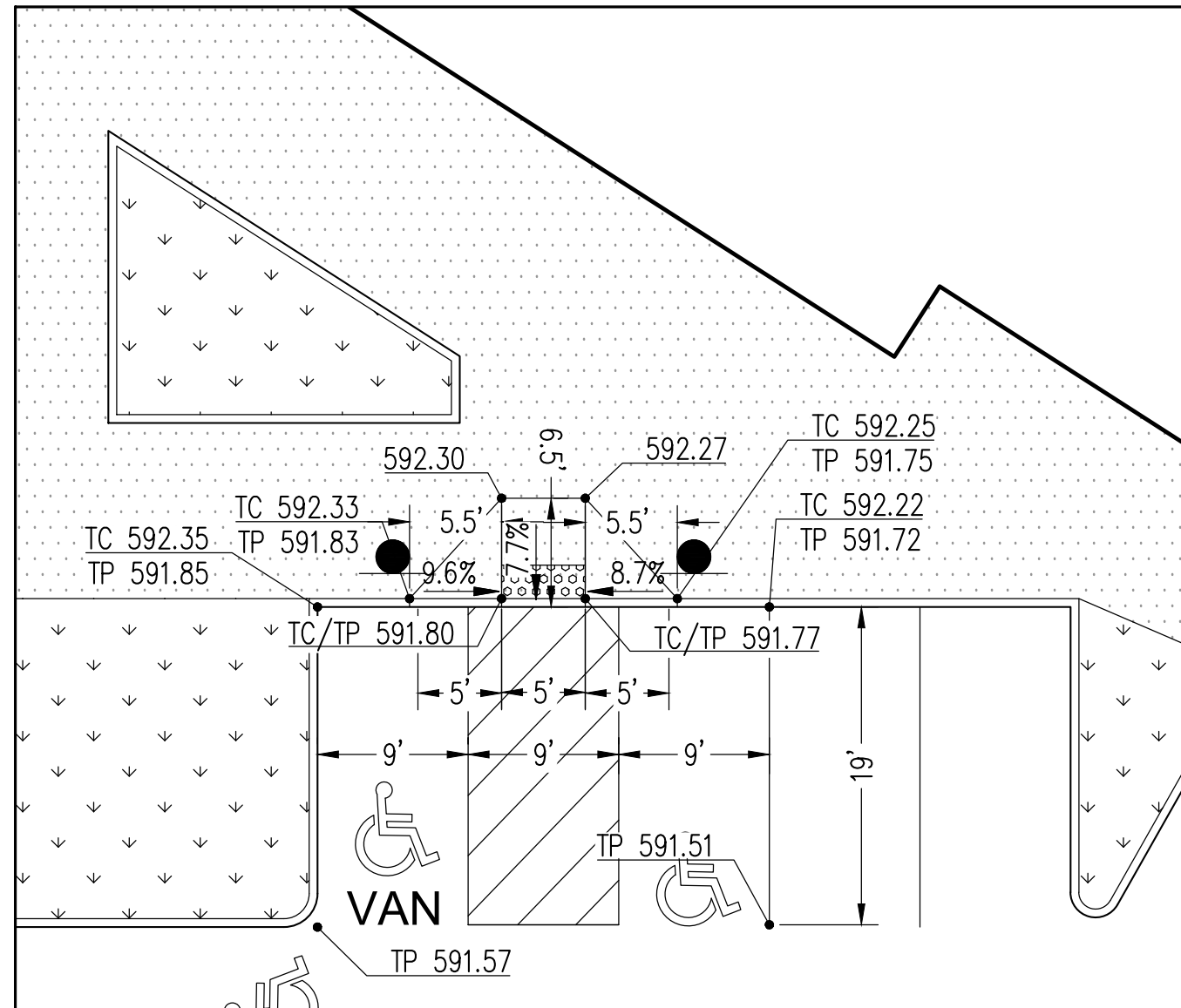
5 RETAIL #2 (NE CORNER)



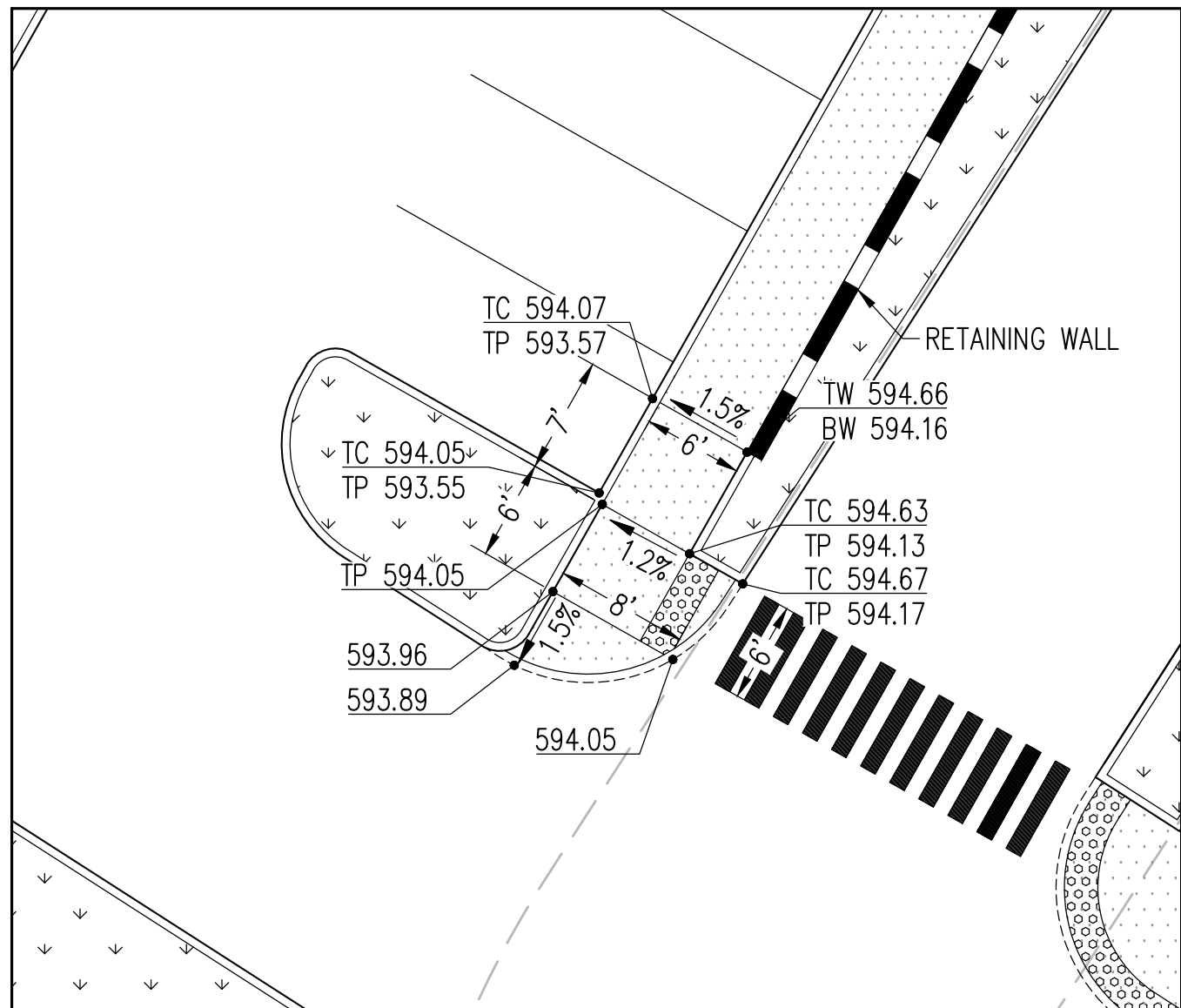
6 RETAIL #3 (SE CORNER)



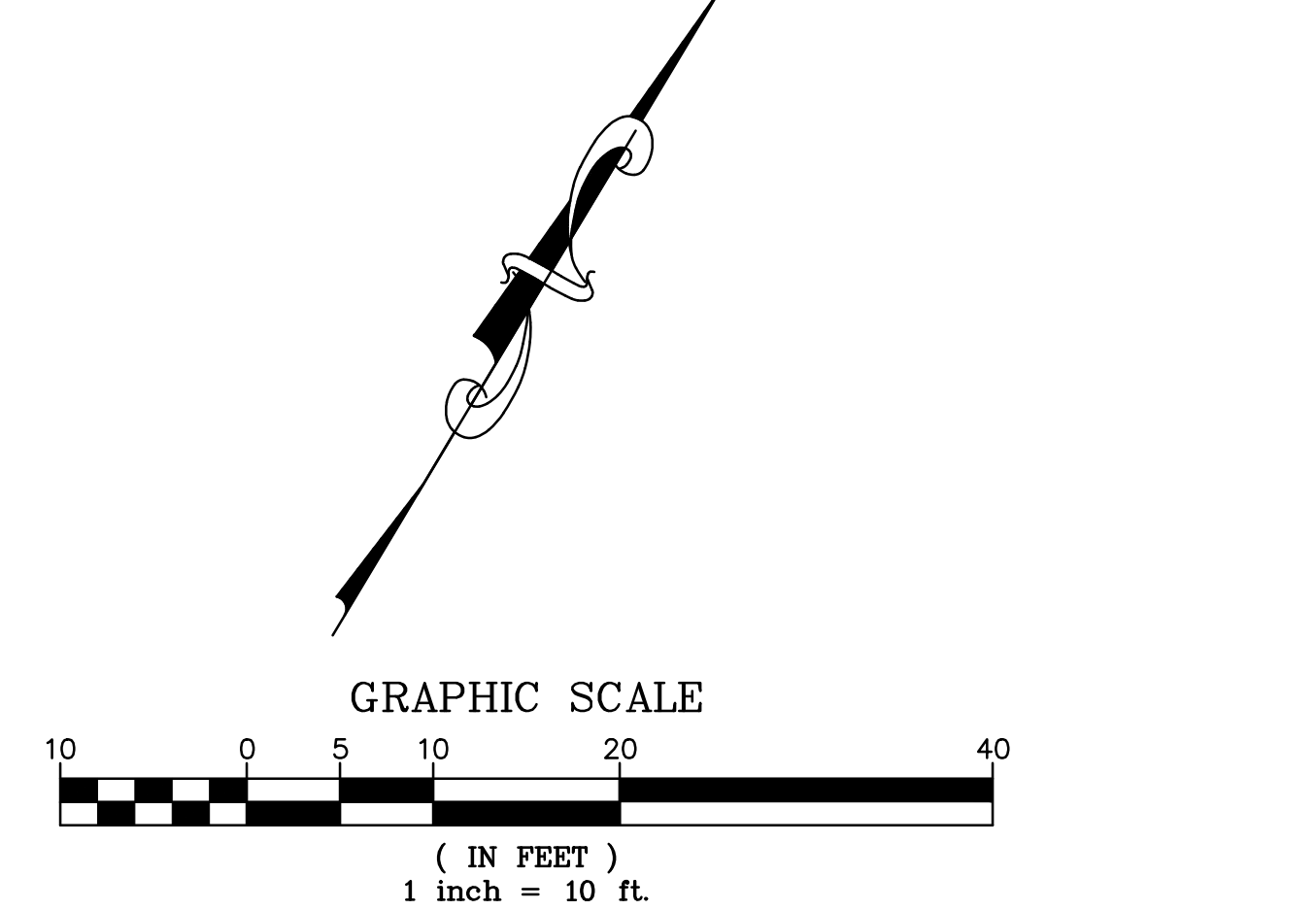
7 RETAIL #3 (ADA PARKING)



8 RETAIL #4 (ADA PARKING)



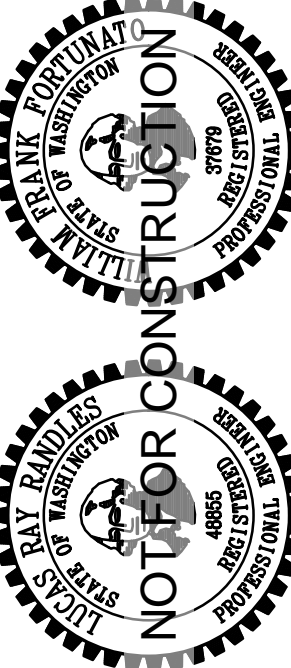
9 RETAIL #4 (SE CORNER)



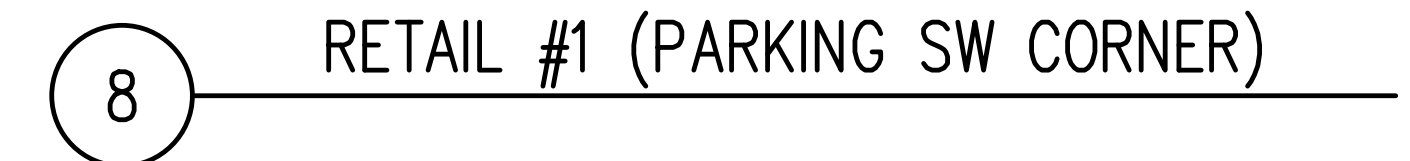
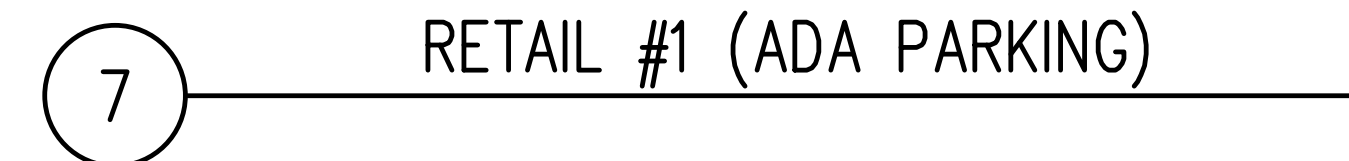
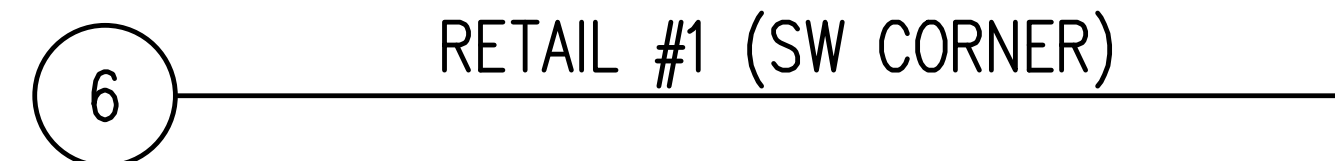
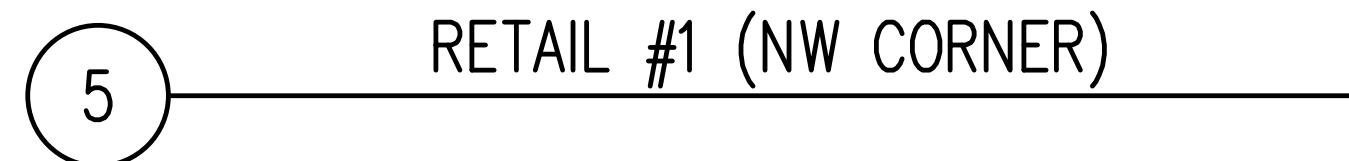
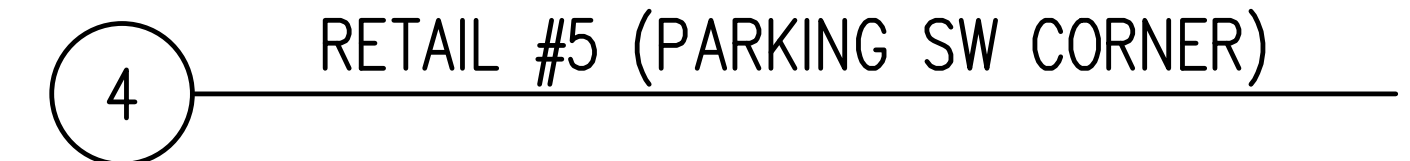
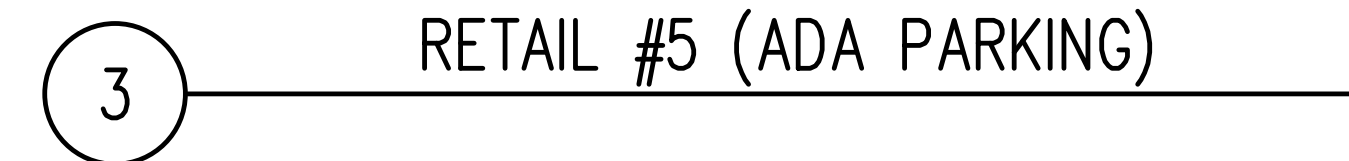
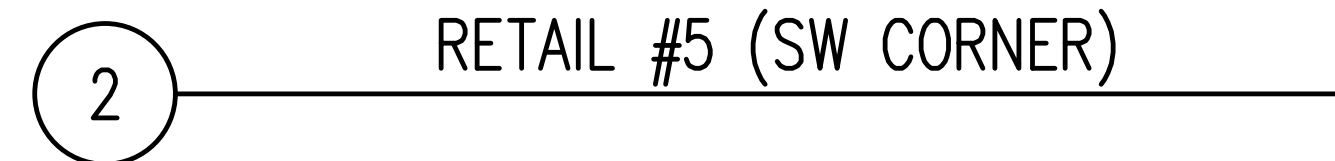
PROJECT REF: FAC17-0003	RECORD DRAWING CERTIFICATION THESE DRAWINGS CONFORM TO THE CONTRACTOR'S CONSTRUCTION RECORDS.
THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S ENGINEERING REQUIREMENTS.	BY _____ DATE _____
DEV. REVIEW ENGINEER: _____	TITLE/POSITION _____
APPROVED BY: _____	CONFIRMED BY CITY _____ DATE _____
DATE APPROVED: _____	

No.	Date	By	Revision Description

Designed By:	Issue Date:	11/09/2017 PERMIT	Project No:
LRR			
Drawn By:			
LRR			
Checked By:			
WFF			10-354-003



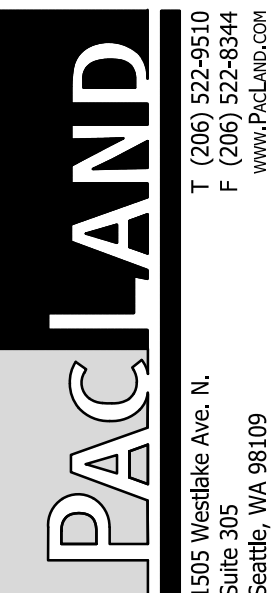
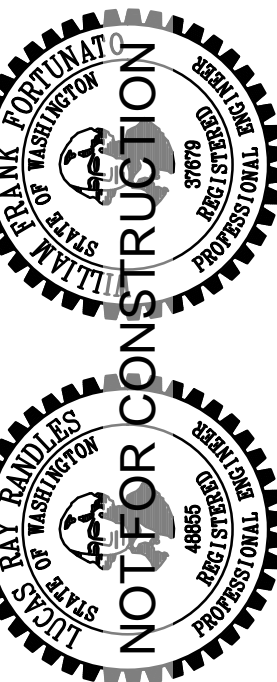
PACLAND
1305 Westlake Ave. N.
Suite 305
Seattle, WA 98109
T (206) 522-9510
F (206) 522-8844
www.pacland.com



(IN FEET)
1 inch = 10 ft.

CONFIRMED BY CITY _____ DATE _____

Designed By:	LRR	Issue Date: 11/09/2017 PERMIT
Drawn By:	LRR	
Checked By:	WFF	Project No.: 10-354-003



LAKELAND NORTH RETAIL
6950 LAKELAND HILLS WAY SE
AUBURN, WA

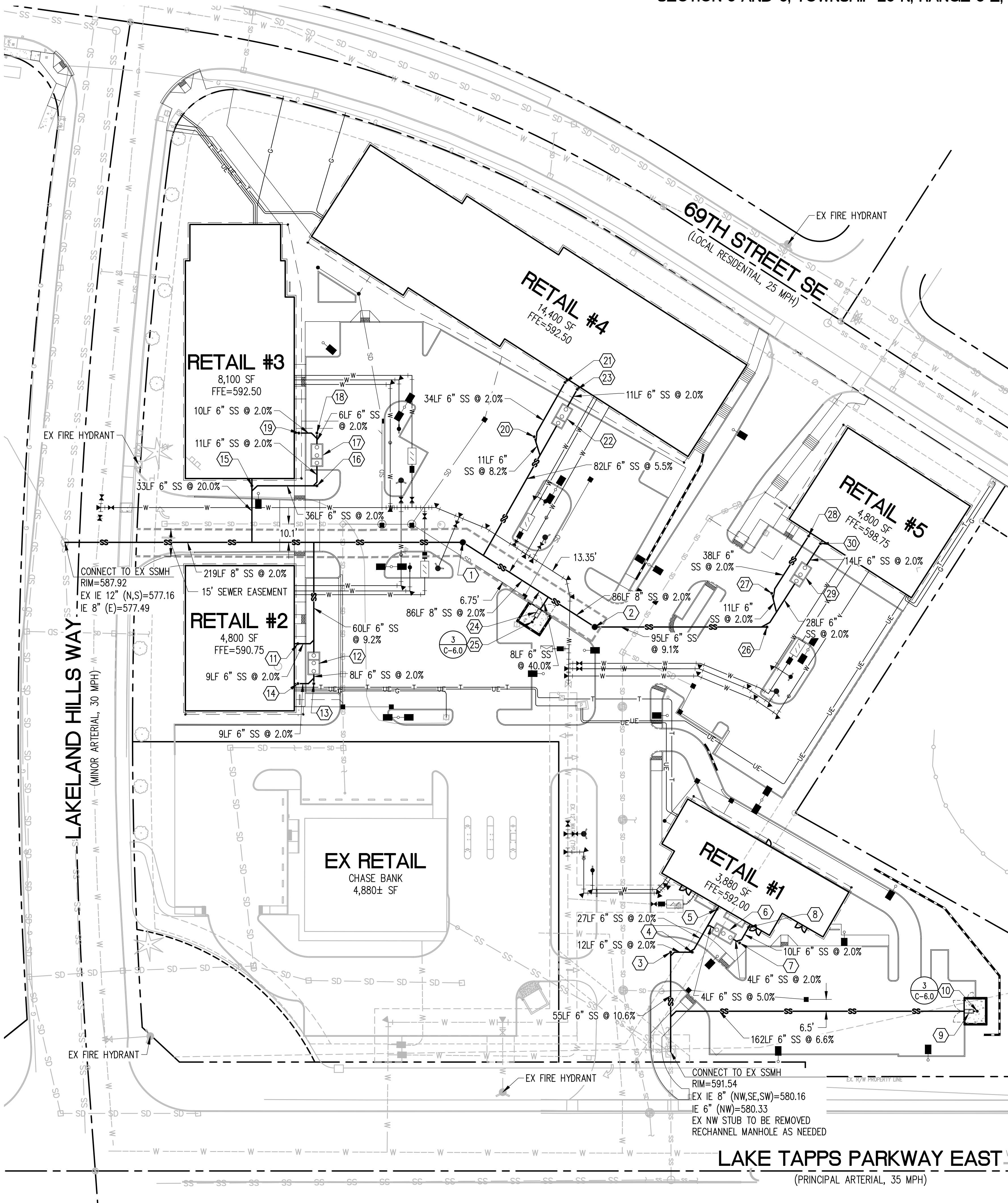
ENLARGED GRADING PLANS

SHEET 13 OF 32

SEE SHEET 13 FOR WATER
PLAN INFORMATION

SEE SHEET 02 FOR CITY OF
AUBURN STANDARD NOTES

SEE SHEET 03 FOR
GENERAL NOTES



LEGEND

- 2 C-7.0 WATER LINE
- 1 C-7.0 WATER METER
- 2 C-7.1 FIRE HYDRANT
- 2 C-7.2 GATE VALVE
- 3 C-7.0 FDC
- 1 C-7.2 THRUST BLOCK
- 1 C-7.2 DOUBLE-CHECK VALVE
- 1 C-7.2 RPBA
- 2 C-5.0 SANITARY SEWER
- 2 C-5.0 GREASE INTERCEPTOR
- 1 C-5.0 SS MANHOLE. COVER PER CITY OF AUBURN STANDARD DETAIL S-04.1
- 3 C-5.0 OIL/WATER SEPARATOR
- SS CLEANOUT PER CITY OF AUBURN STANDARD DETAIL S-02.1
- TELEPHONE
- POWER
- GAS LINE
- EX WATER LINE
- EX SANITARY SEWER MAIN
- EX GAS LINE
- EX TELEPHONE
- EX POWER
- EX STORM DRAIN
- EASEMENT

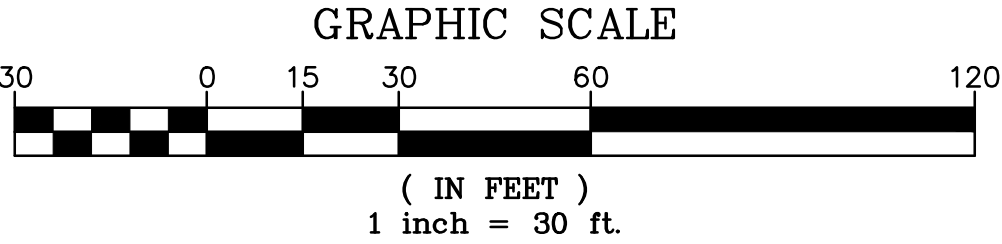
SHOWN SCHEMATICALLY ONLY;
COORDINATE W/
PROVIDER

STRUCTURE TABLE

#	TYPE	STRUCTURE #	RIM	IE
1	MANHOLE	STRUCTURE #1610-156	591.43	IN 581.97 (8") OUT 581.87 (8")
2	MANHOLE	STRUCTURE #1610-157	593.53	IN 583.86 (6") OUT 583.69 (8")
3	CLEANOUT		590.92	586.18 (6")
4	CLEANOUT		590.92	586.42 (6")
5	CLEANOUT		591.96	586.96 (6")
6	GREASE INTERCEPTOR		591.68	IN 587.13 (6") OUT 586.88 (6")
7	CLEANOUT		591.85	587.21 (6")
8	CLEANOUT		591.96	587.41 (6")
9	OIL/WATER SEPARATOR		596.20	IN 593.61 (6") OUT 593.36 (6")
10	DRAIN BASIN		596.15	593.65 (6")
11	CLEANOUT		590.72	585.71 (6")
12	GREASE INTERCEPTOR		589.93	IN 586.20 (6") OUT 585.95 (6")
13	CLEANOUT		589.87	586.30 (6")
14	CLEANOUT		590.72	586.47 (6")
15	CLEANOUT		592.20	585.95 (6")
16	CLEANOUT		592.04	586.66 (6")
17	GREASE INTERCEPTOR		591.72	IN 587.13 (6") OUT 586.88 (6")
18	CLEANOUT		591.72	587.25 (6")
19	CLEANOUT		592.46	587.45 (6")
20	CLEANOUT		591.42	586.78 (6")
21	CLEANOUT		592.48	587.46 (6")
22	GREASE INTERCEPTOR		591.69	IN 587.17 (6") OUT 586.92 (6")
23	CLEANOUT		592.48	587.39 (6")
24	OIL/WATER SEPARATOR		592.60	IN 586.71 (6") OUT 586.45 (6")
25	DRAIN BASIN		592.32	586.77 (6")
26	CLEANOUT		596.79	592.53 (6")
27	CLEANOUT		597.40	592.95 (6")
28	CLEANOUT		598.73	593.71 (6")
29	GREASE INTERCEPTOR		597.94	IN 593.34 (6") OUT 593.09 (6")
30	CLEANOUT		598.73	593.62 (6")



Know what's below.
Call before you dig.



PROJECT REF: FAC17-0003

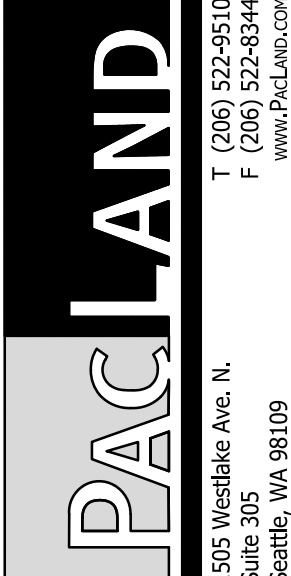
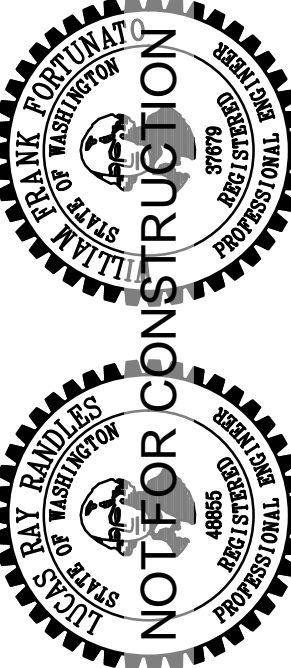
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CONFORMANCE WITH THE CITY OF AUBURN'S
ENGINEERING REQUIREMENTS.

DEV. REVIEW ENGINEER: _____
APPROVED BY: _____
DATE APPROVED: _____

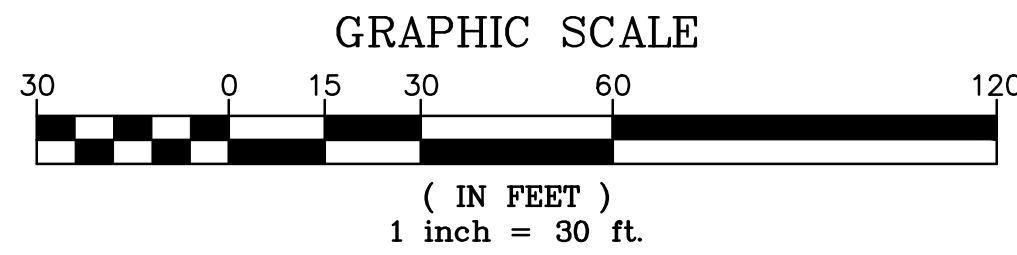
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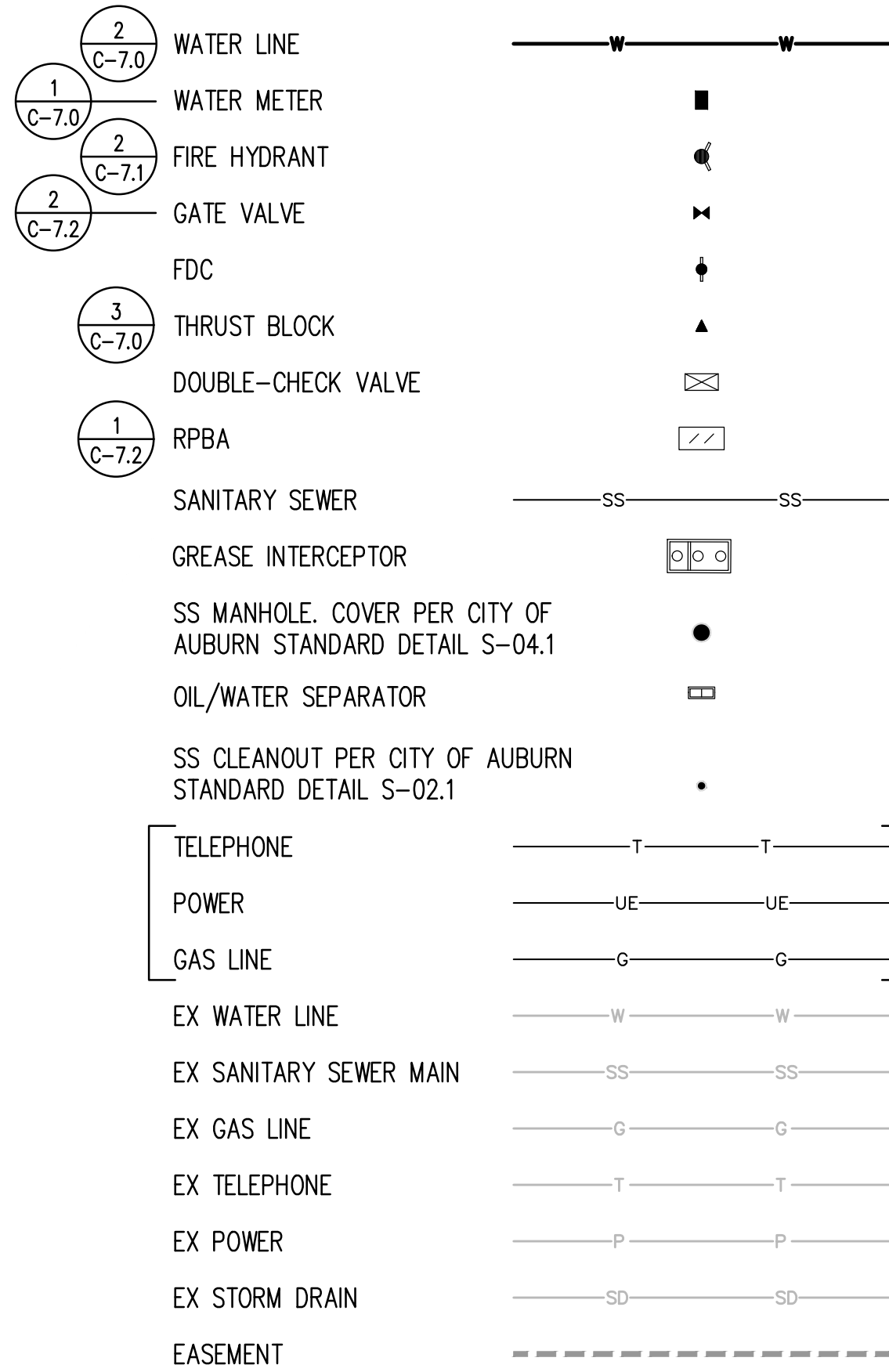
No.	Date	By	Revision Description
1	11/09/2017	LRR	PERMIT
2	11/09/2017	LRR	PERMIT
3	11/09/2017	LRR	PERMIT



LAKELAND NORTH RETAIL
6950 LAKELAND HILLS WAY SE
AUBURN, WA
UTILITY PLAN



LEGEND



NOTE: BACKFLOW PROTECTION SHALL BE INSTALLED AS REQUIRED INSIDE THE BUILDING FOR ALL FIRE PROTECTION LINES

WATER FITTINGS

- A 1-12"x12"x12" TEE
3-12" GATE VALVE
1-THRUST BLOCK
- B 1-12"x12"x6" TEE
1-6" GATE VALVE
1-THRUST BLOCK
- C 1-12"x12"x6" TEE
1-THRUST BLOCK
- D 1-12" 45° BEND
1-THRUST BLOCK
- E 1-12" 22.5° BEND
1-THRUST BLOCK
- F 1-12" 11.25° BEND
1-THRUST BLOCK
- G 1-6" 90° BEND
1-THRUST BLOCK
- H 1-6" 45° BEND
1-THRUST BLOCK
- I 1-6" 22.5° BEND
1-THRUST BLOCK
- J 1-6" 11.25° BEND
1-THRUST BLOCK
- K 1-2" SERVICE CONNECTION
1-GATE VALVE
- L 1-2" 90° BEND
- M 1-2" 45° BEND
- N 1-2" 22.5° BEND
- O 1-2" 11.25° BEND
- P 1-12"x12" CROSS W/ 12" TO 6" REDUCERS FOR SERVICES
- Q 1-12"x12"x6" TEE
1-12" GATE VALVE
1-6" GATE VALVE
1-THRUST BLOCK

CONSTRUCTION KEY NOTES

- A CONNECT TO EX WATER
- B DOUBLE CHECK VALVE ASSEMBLY AND IRRIGATION POINT OF CONNECTION
- C POST INDICATOR VALVE
- D REDUCED PRESSURE BACKFLOW ASSEMBLY
- E FIRE HYDRANT, SEE DETAIL 2/C-7.1
- F 2" DOMESTIC WATER METER, SEE DETAIL 1/C-7.0 AND 3/C-7.1
- G 1-1/2" IRRIGATION WATER METER, SEE DETAIL 1/C-7.0 AND 3/C-7.1
- H FIRE DEPARTMENT CONNECTION
- I BACKFLOW PREVENTION DEVICE TO BE LOCATED INSIDE BUILDING

CROSSING TABLE

CROSSING	UTIL 1	BOTTOM EL	UTIL 2	TOP EL
UX 01	12" WA(L)	585.98	6" SS	584.05
UX 02	12" SD	587.60	12" WA(L)	586.96
UX 03	12" SD	587.66	12" WA(L)	586.98
UX 04	12" WA(L)	585.21	6" SS	583.65
UX 05	12" SD	588.04	12" WA(L)	587.35
UX 06	12" WA(L)	588.57	8" SS	584.01
UX 07	12" SD	587.56	6" WA(F)	586.85
UX 08	6" WA(F)	587.50	8" SS	581.89
UX 09	6" WA(F)	586.44	12" EX SD	585.90
UX 10	6" WA(F)	586.61	6" SS	583.09
UX 11	12" SD	587.64	2" WA(D)	586.92
UX 12	2" WA(D)	588.10	8" SS	582.15
UX 13	2" WA(D)	586.75	6" EX SD	585.36
UX 14	2" WA(D)	586.94	6" SS	583.55
UX 15	12" SD	588.44	6" WA(F)	587.88
UX 16	12" SD	588.48	2" WA(D)	587.91
UX 17	6" WA(F)	587.87	8" SS	582.42
UX 18	12" SD	587.71	6" WA(F)	587.10
UX 19	12" EX SD	591.64	2" WA(D)	590.97
UX 20	6" EX SD	592.06	2" WA(D)	591.37
UX 21	12" EX SD	591.47	6" WA(F)	590.91
UX 22	6" EX SD	592.09	6" WA(F)	591.51
UX 23	12" EX SD	591.24	6" WA(F)	590.33
UX 24	6" EX SD	592.14	6" WA(F)	591.63
UX 25	12" EX SD	588.49	6" WA(F)	587.64

NOTE: WA(L) REFERS TO LOOPED WATER MAIN, WA(F) REFERS TO FIRE SERVICES, WA(D) REFERS TO DOMESTIC WATER SERVICES

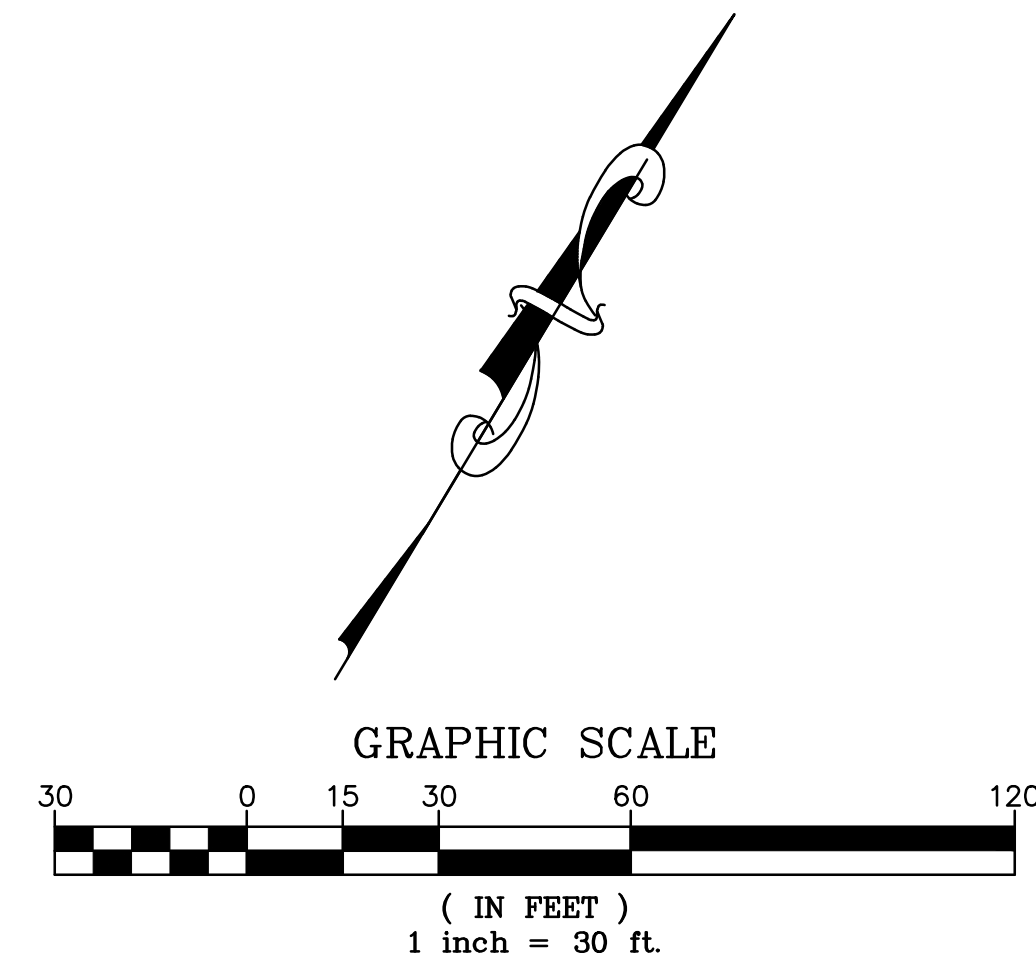
CITY OF BONNEY LAKE WATER NOTES

- PRIOR TO ANY CONSTRUCTION ACTIVITY, THE DEVELOPER SHALL ARRANGE AND ATTEND A PRECONSTRUCTION CONFERENCE WITH THE CITY OF BONNEY LAKE.
- AN APPROVED COPY OF THESE PLANS MUST BE ON THE JOBSITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY OF BONNEY LAKE APPROVED STANDARDS.
- ALL WATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE APPROVED PLANS. ANY DEVIATION FROM THE PLANS WILL REQUIRE APPROVAL FROM THE OWNER, ENGINEER, CITY AND APPROPRIATE PUBLIC AGENCIES.
- NOTIFY THE CITY OF BONNEY LAKE FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION AND FOR ANY RESTARTS OF WORK.
- THE CITY OF BONNEY LAKE SHALL BE NOTIFIED 3 WORKING DAYS PRIOR TO THE TIME THE DEVELOPER WOULD LIKE TO CONNECT TO EXISTING MAINS OR FOR INSTALLATION OF TAPPING TEES. THE CONNECTION SHALL BE DONE IN ACCORDANCE WITH THE CITY REQUIREMENTS. DEVELOPER SHALL NOT OPERATE ANY VALVES WITHIN THE EXISTING SYSTEM; THESE WILL BE OPERATED BY THE CITY OF BONNEY LAKE PERSONNEL ONLY.
- FOR AID IN UTILITY LOCATION, CALL 811 OR 1-800-424-5555, 48 HOURS (2 WORKING DAYS) PRIOR TO BEGINNING OF CONSTRUCTION. EXISTING UTILITIES, WHETHER SHOWN OR NOT, SHALL BE LOCATED PRIOR TO CONSTRUCTION, SO AS TO AVOID DAMAGE OR DISTURBANCE, AND THE DEVELOPER SHALL ASSUME ALL RESPONSIBILITY AND COSTS CONNECTED THEREWITH TO PROTECT, MAINTAIN AND REPAIR, WHERE NECESSARY.
- PIPE SHALL BE DUCTILE IRON, AWWA CLASS 53 FOR 4-INCH PIPE AND CLASS 50 FOR 6-INCH PIPE OR LARGER. JOINTS SHALL BE RUBBER GASKETED, PUSH-ON TYPE, OR MECHANICAL JOINT, MEETING AWWA SPECIFICATIONS. FITTINGS SHALL BE AWWA, CEMENT LINED, DUCTILE IRON, EITHER MECHANICAL JOINT OR FLANGED, AS INDICATED HEREIN.
- UNLESS OTHERWISE SPECIFIED VALVES 12 INCHES AND SMALLER SHALL BE RESILIENT SEATED GATE VALVES. ACCEPTABLE VALVES ARE MUELLER, CLOW, M&H OR WATERLOUS. VALVES LARGER THAN 12 INCHES SHALL BE BUTTERFLY VALVES. ACCEPTABLE VALVES ARE M&H 450 OR 4500 OR PRATT EQUIVALENT.
- HYDRANTS SHALL BE MUELLER CENTURION A-423, CLOW MEDALLION, WATERLOUS (PACER), AMERICAN AVK (SERIES 2780) OR M&H (929). HYDRANTS SHALL CONFORM TO AWWA STANDARD C502-73.
- THE WATER MAIN CONSTRUCTION PHASE WILL NOT BE CONSIDERED COMPLETE UNTIL THE INSTALLATION IS ACCEPTABLE TO THE CITY OF BONNEY LAKE INCLUDING A SATISFACTORY HYDROSTATIC PRESSURE TEST, A SATISFACTORY DISINFECTION TEST, SATISFACTORY FLOW OF SERVICE LINES, AND COMPLETION OF ALL ITEMS ON THE INSPECTOR'S PUNCH LIST.
- WHEN DIRECTED BY THE CITY (OR AS SHOWN ON THESE APPROVED CONSTRUCTION PLANS), THE CONTRACTOR SHALL SALVAGE ALL ABANDONED FIRE HYDRANTS, VALVE BOXES, VALVE MARKER POSTS, HYDRANT GUARD POSTS, AND OTHER RELATED APPURTENANCES AND/OR PIPE, AND DELIVER THE MATERIAL TO THE CITY, UNLESS OTHERWISE APPROVED BY THE CITY, SALVAGEABLE MATERIALS THAT FOR ANY REASON ARE DAMAGED OR LOST BY THE CONTRACTOR SHALL BE REPLACED WITH NEW MATERIALS AND SUBSEQUENTLY DELIVERED TO THE CITY.

VRFA NOTES

- PROPOSED FIRE LINE TO BE SIZED BY A FIRE PROTECTION ENGINEER.
- BACKFLOW PROTECTION IS REQUIRED ON FIRE SPRINKLER LINES
- A SEPARATE DETAILED PLAN OF THE UNDERGROUND FIRE SPRINKLER SUPPLY LINE SHALL BE APPROVED BY THE FIRE MARSHALL AND INSTALLED BY A WASHINGTON STATE CERTIFIED LEVEL 1 CONTRACTOR IN ACCORDANCE WITH WAC 212-60-010.
- A POST INDICATOR VALVE SHALL BE INSTALLED ON THE FIRE SPRINKLER SUPPLY LINE TO ISOLATE THE SYSTEM FROM THE CITY'S WATER SYSTEM WHEN REQUIRED FOR REPAIR.
- BLOCKING, PIPING, AND RODDING DETAILS SHALL BE PROVIDED WITHIN THE SUBMITTAL.
- APPROVAL OF THE CIVIL PLANS DOES NOT APPROVE THE INSTALLATION OF THE SPRINKLER SYSTEM SUPPLY PIPING.

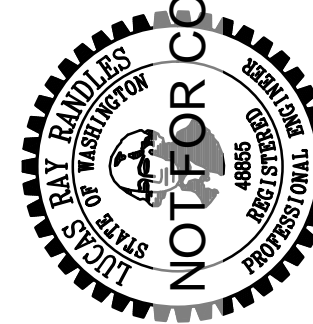
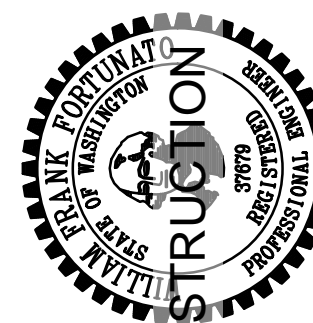
FIRE HYDRANT/FDC LOCATION/ACCESS APPROVED		APPROVED	
BY:	FIRE MARSHALL	BY:	CITY OF BONNEY LAKE CITY ENGINEER, PE
DATE:		DATE:	
NOTE:	This approval is valid after 1 year from approval date. The City will not be responsible for errors and/or omissions on these plans.	NOTE:	This approval is valid after 1 year from approval date. The City will not be responsible for errors and/or omissions on these plans.
	Field conditions may dictate changes to these plans as determined by the Fire Marshall.		Field conditions may dictate changes to these plans as determined by the City Engineer.



PROJECT REF: <u>FAC17-0003</u> THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S ENGINEERING REQUIREMENTS. DEV. REVIEW ENGINEER: _____ APPROVED BY: _____ DATE APPROVED: _____	<div style="text-align: center; font-weight: bold;"> RECORD DRAWING CERTIFICATION THESE DRAWINGS CONFORM TO THE CONTRACTOR'S CONSTRUCTION RECORDS. </div> BY _____ DATE _____ TITLE/POSITION _____ CONFIRMED BY CITY _____ DATE _____
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No.	Date	By	Revision Description

Designed By:	Issue Date:
LRR	11/09/2017
Drawn By:	PERMIT
LRR	
Checked By:	Project No.:
WFF	10-354-003



PACLAND

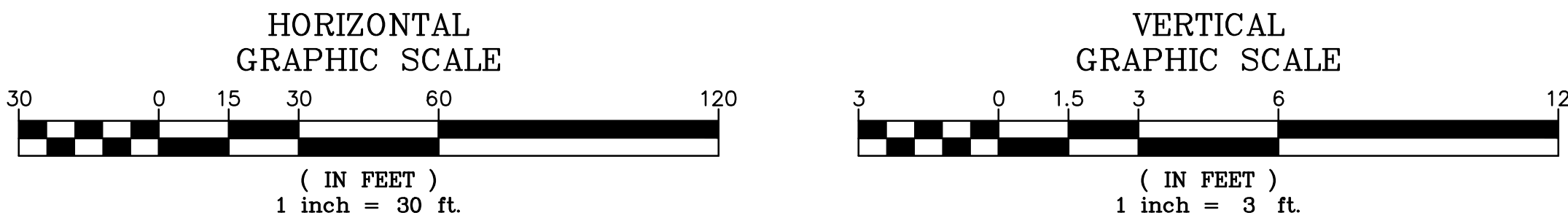
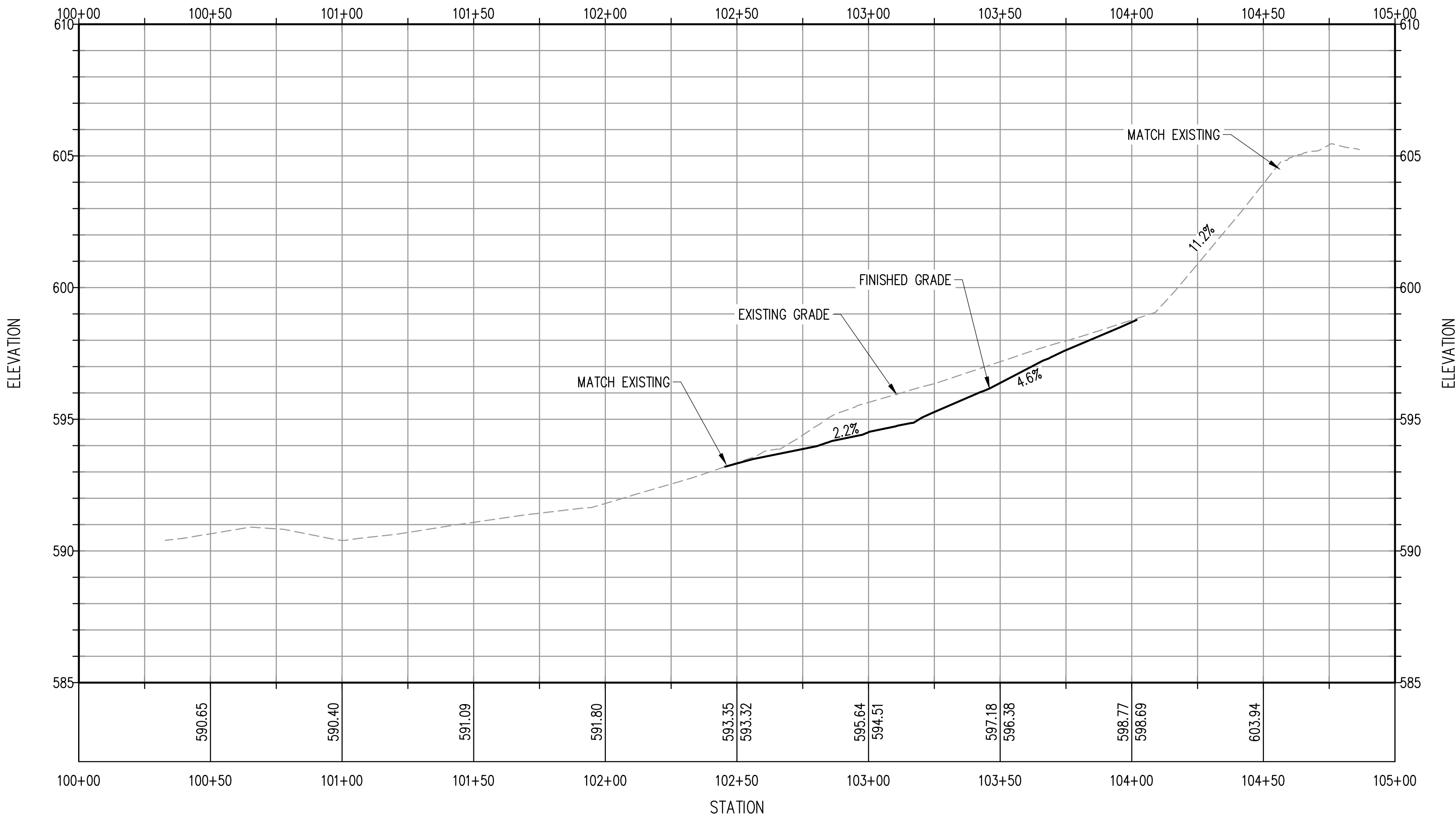
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Suite 305
Seattle, WA 98119

C-3.2	LAKELAND NORTH RETAIL 6950 LAKELAND HILLS WAY SE AUBURN, WA
SHEET 16 OF 32	COMPOSITE PLAN

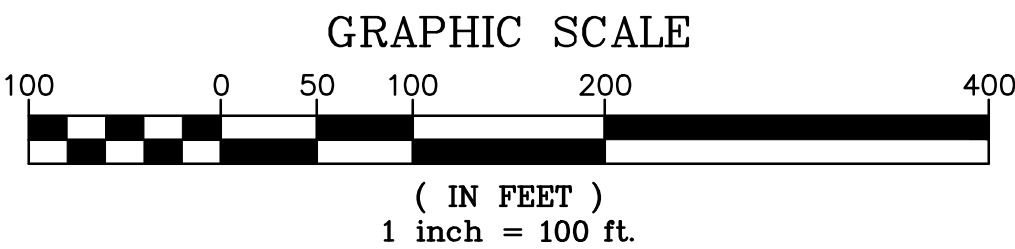
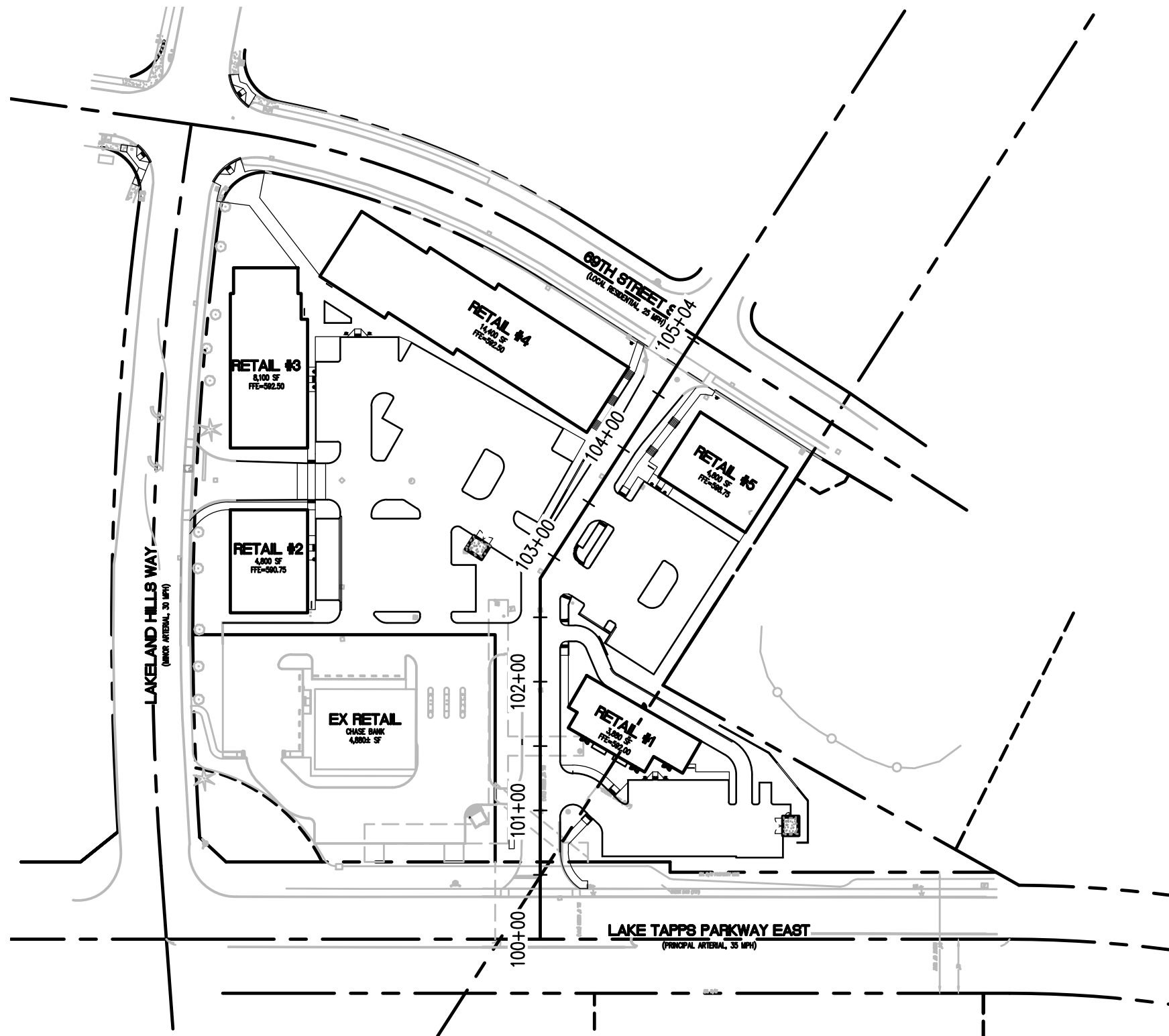
SEE SHEET 02 FOR CITY OF
AUBURN STANDARD NOTES

SEE SHEET 03 FOR
GENERAL NOTES



1 SITE SECTION – SOUTH TO NORTH
NTS

NOTE: SITE SECTIONS ARE PROVIDED FOR INFORMATION ONLY, AND ARE NOT TO BE USED FOR CONSTRUCTION; SLOPES LISTED ARE APPROXIMATE ONLY



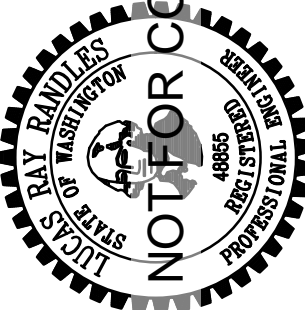
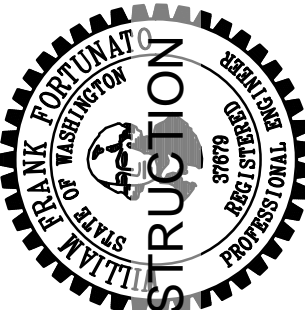
2 SITE SECTION KEY PLAN
NTS

PROJECT REF: _____
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DATE APPROVED: _____

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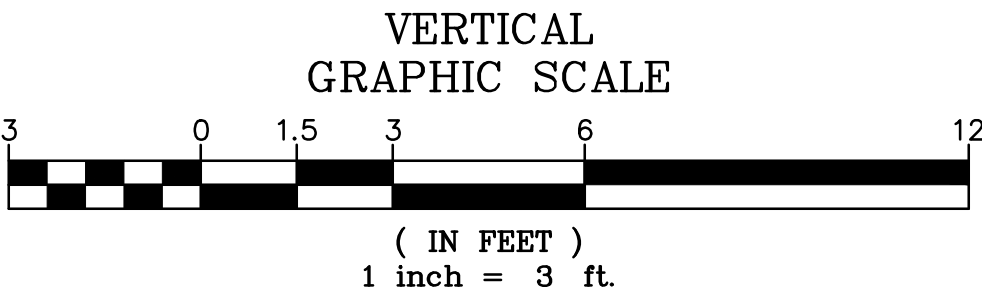
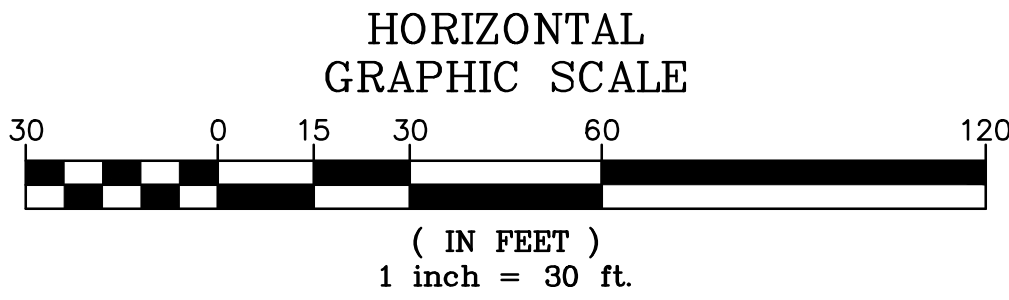
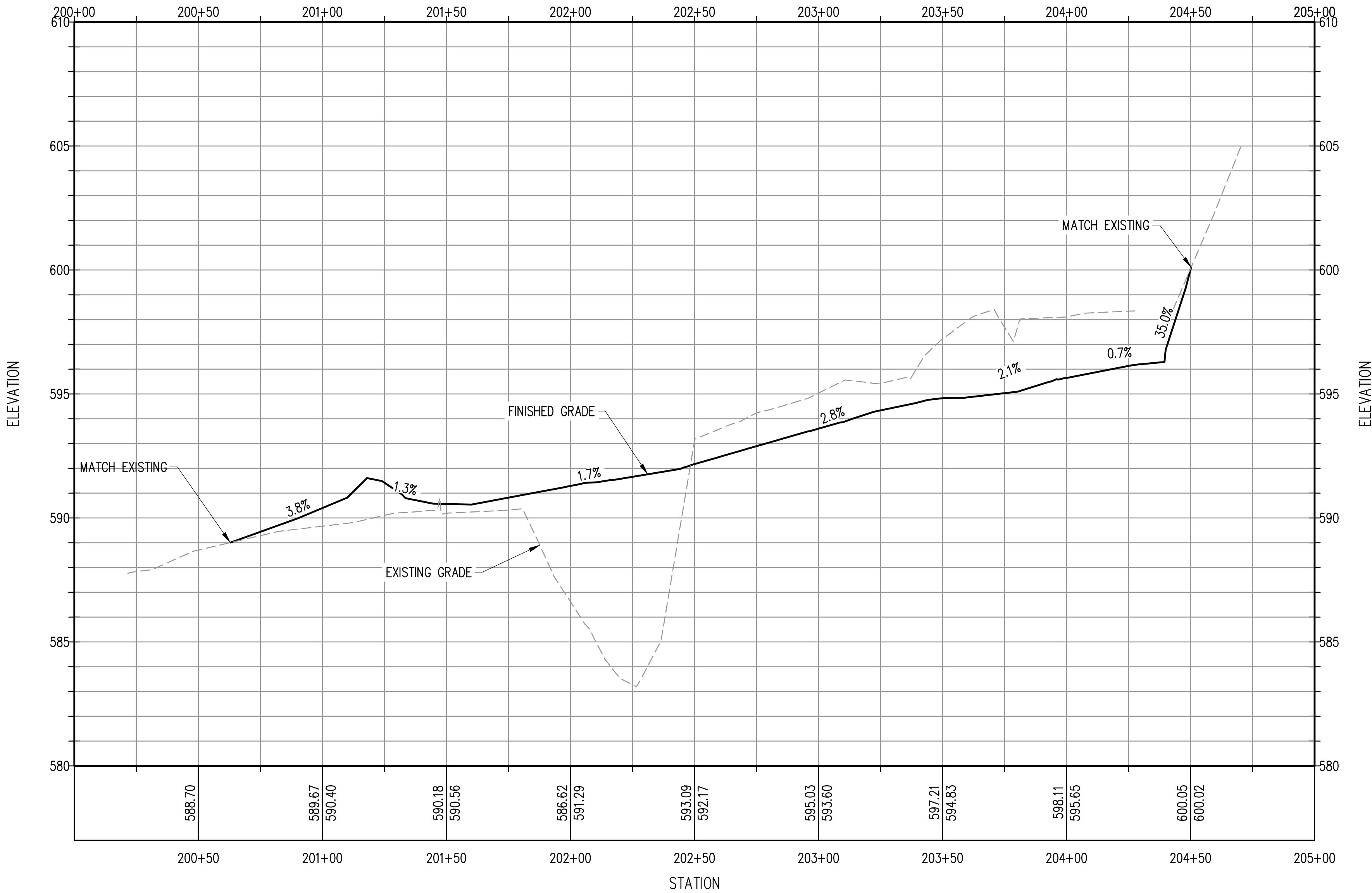
Designed By:	Issue Date:
LRR	11/09/2017
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Checked By:	Project No:
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SEE SHEET 02 FOR CITY OF
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SEE SHEET 03 FOR
GENERAL NOTES

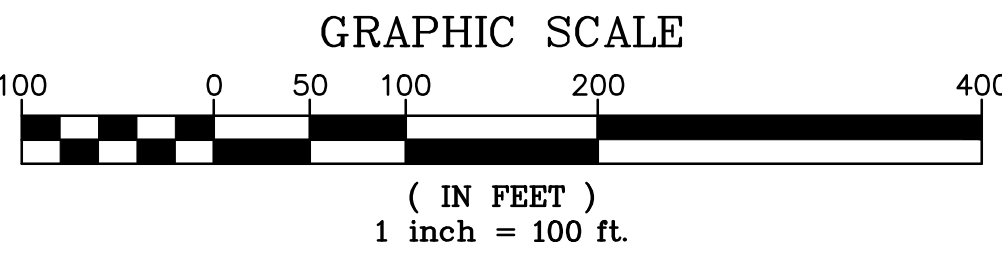
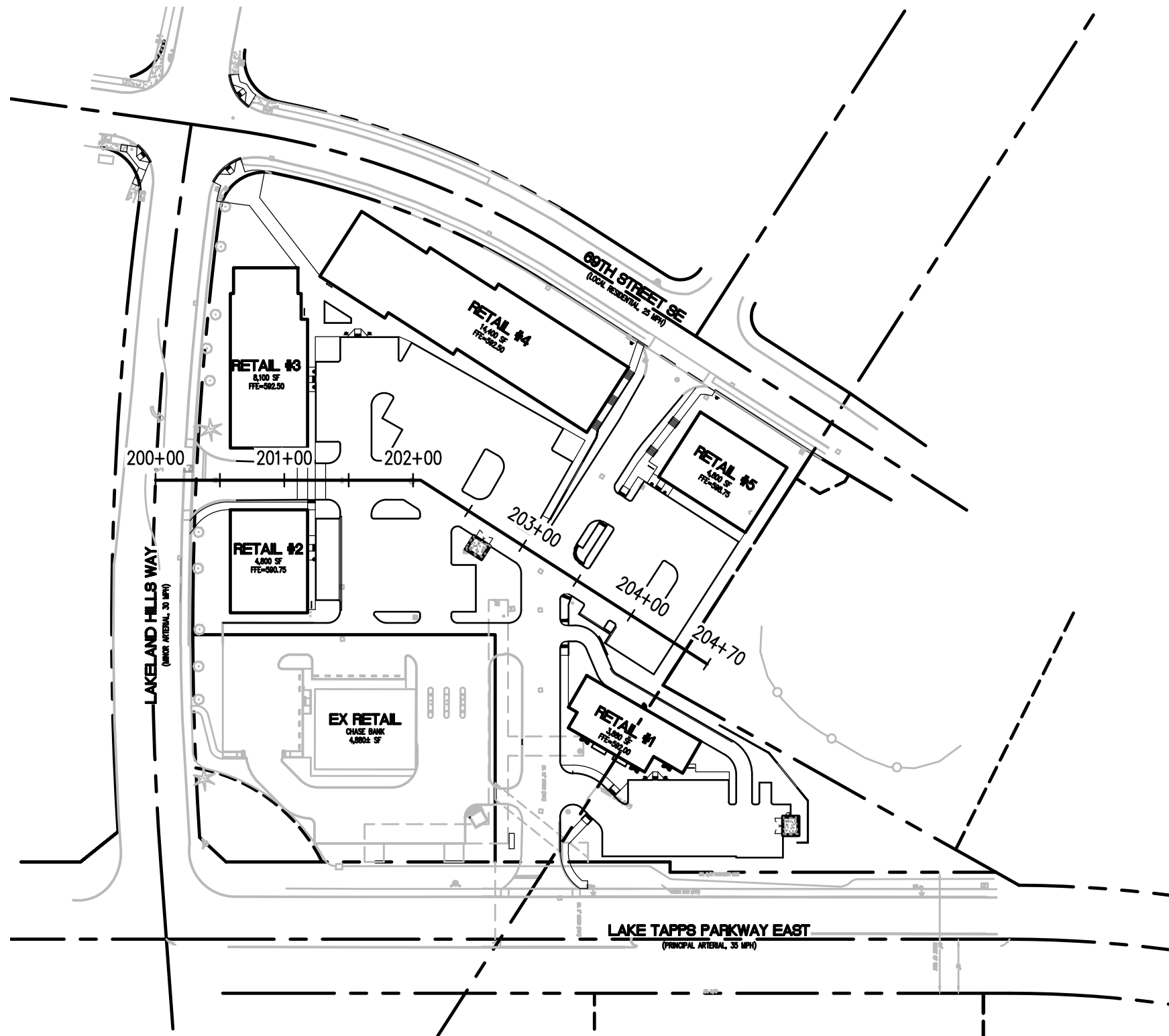


SITE SECTION – WEST TO EAST

NTS

1

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SITE SECTION KEY PLAN

NTS

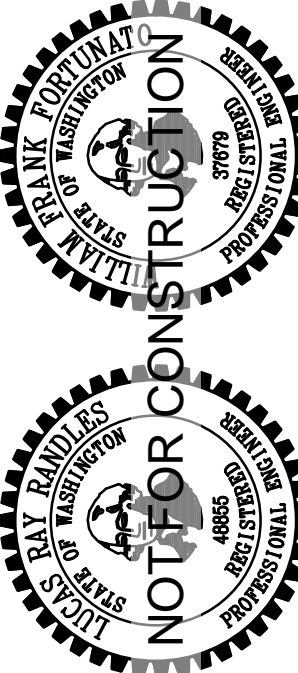
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PROJECT REF: _____
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DATE APPROVED: _____

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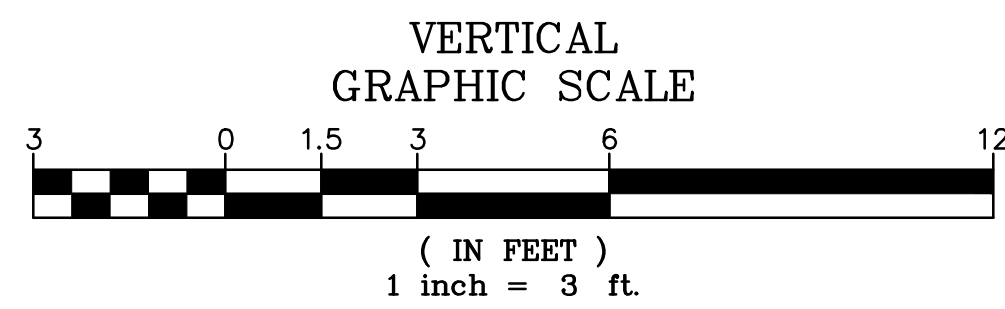
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SITE SECTIONS

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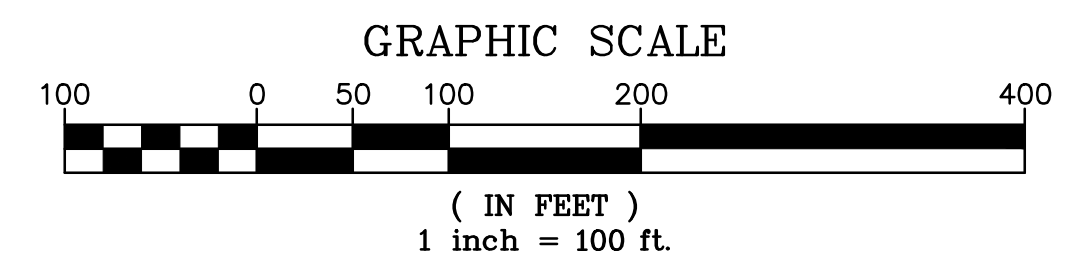


Designed By:	Issue Date:
LRR	11/09/2017
Drawn By:	PERMIT
LRR	
Checked By:	Project No:
WFF	10-354-003

No.	Date	By	Revision Description



NTS

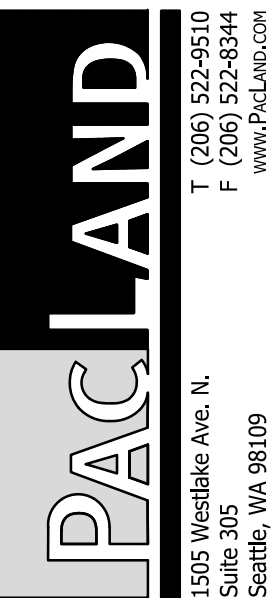
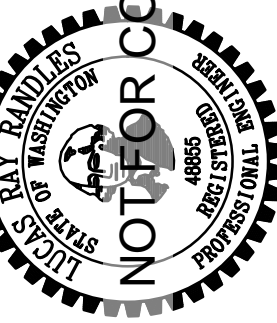


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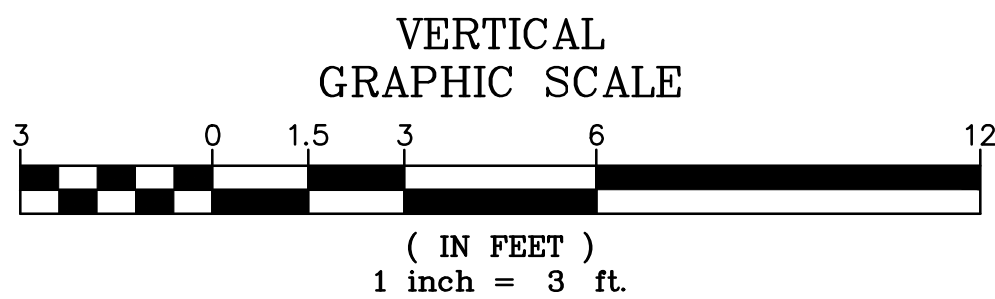
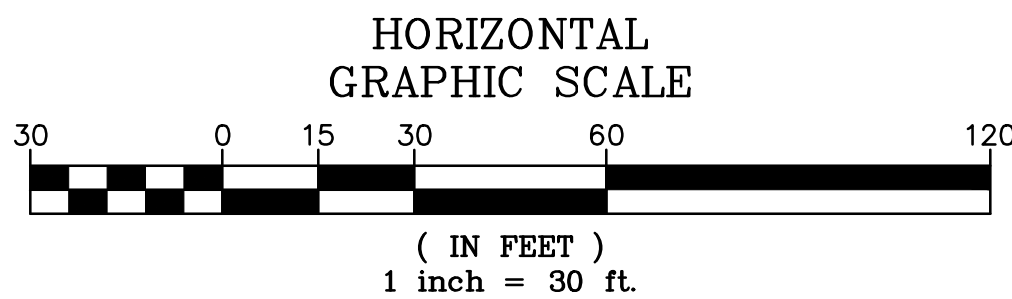
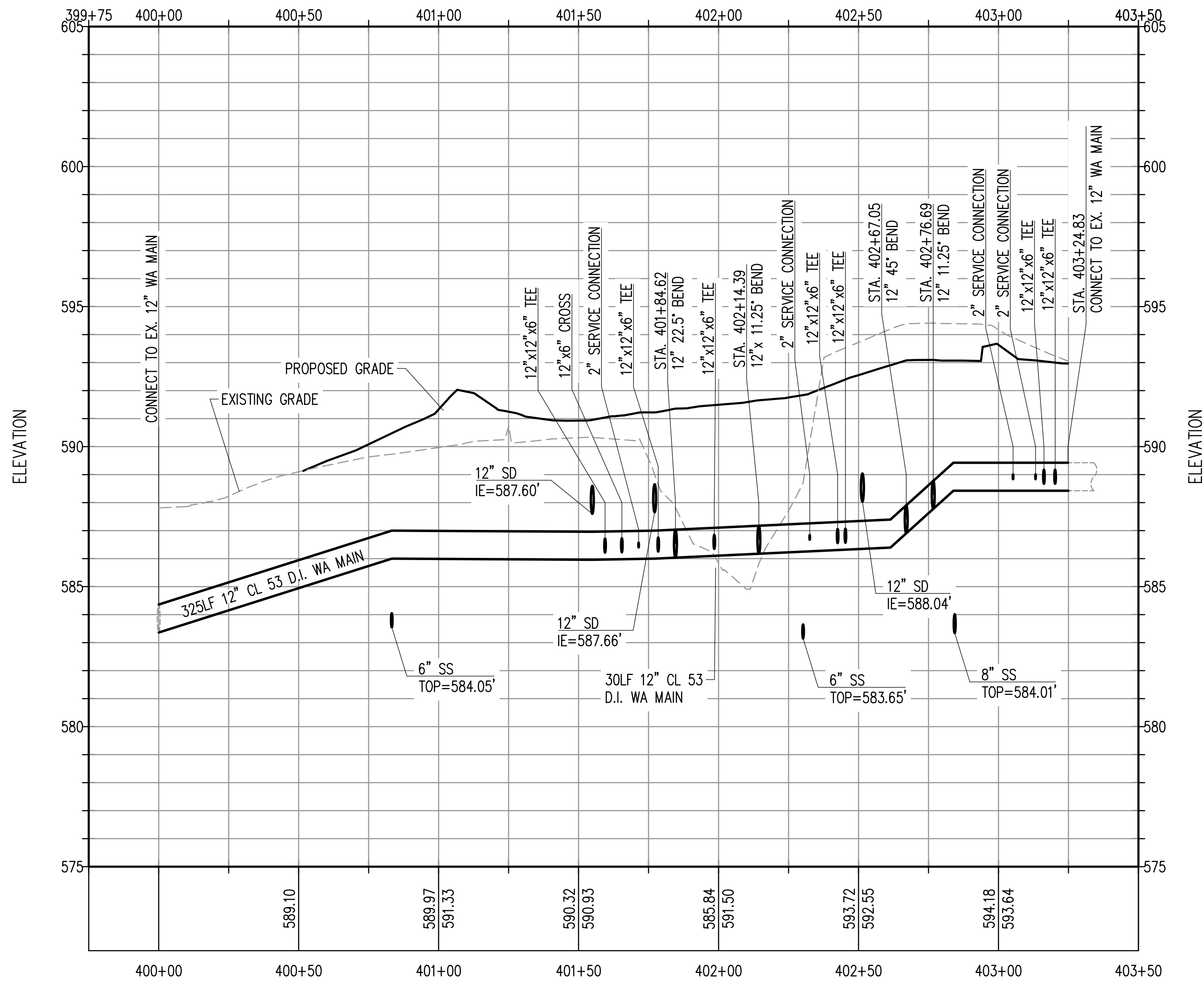
No.	Date	By	Revision Description

Designed By:	LRR	Issue Date: 11/09/2017 PERMIT
Drawn By:	LRR	
Checked By:	WFF	Project No.: 10-354-003



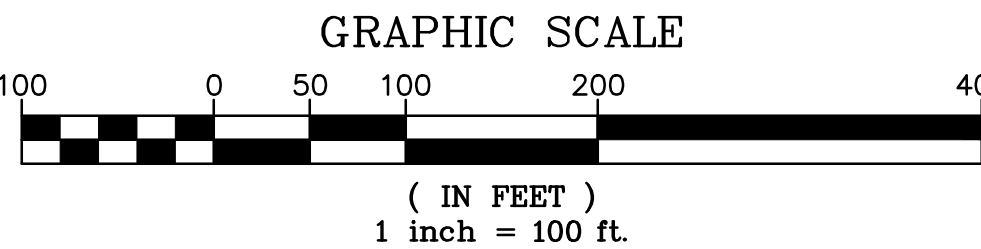
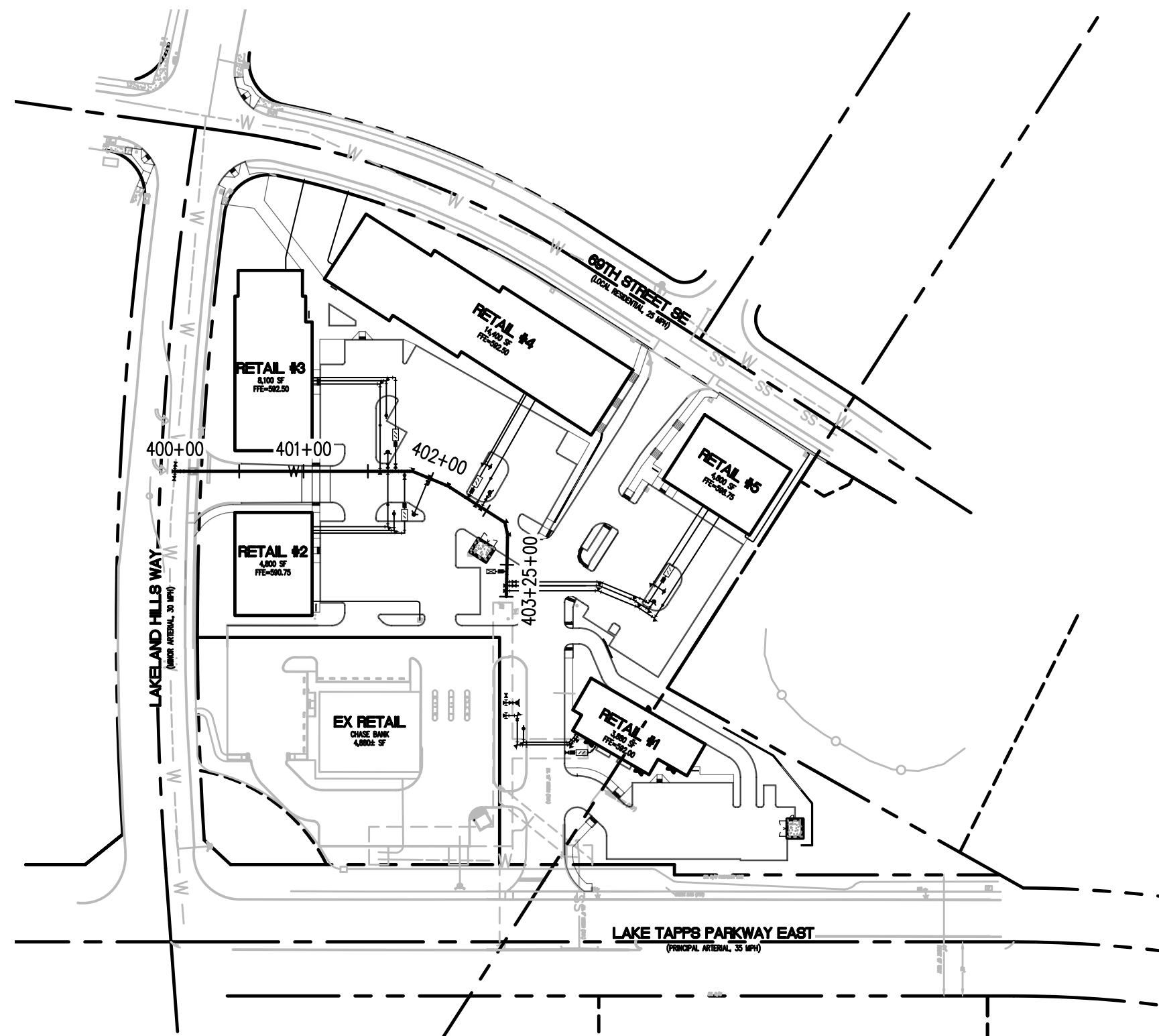
SEE SHEET C-3.1 FOR
STANDARD CITY NOTES

SEE SHEET C-3.1 FOR
GENERAL NOTES



WATER PROFILE

NTS



PROFILE KEY PLAN

NTS

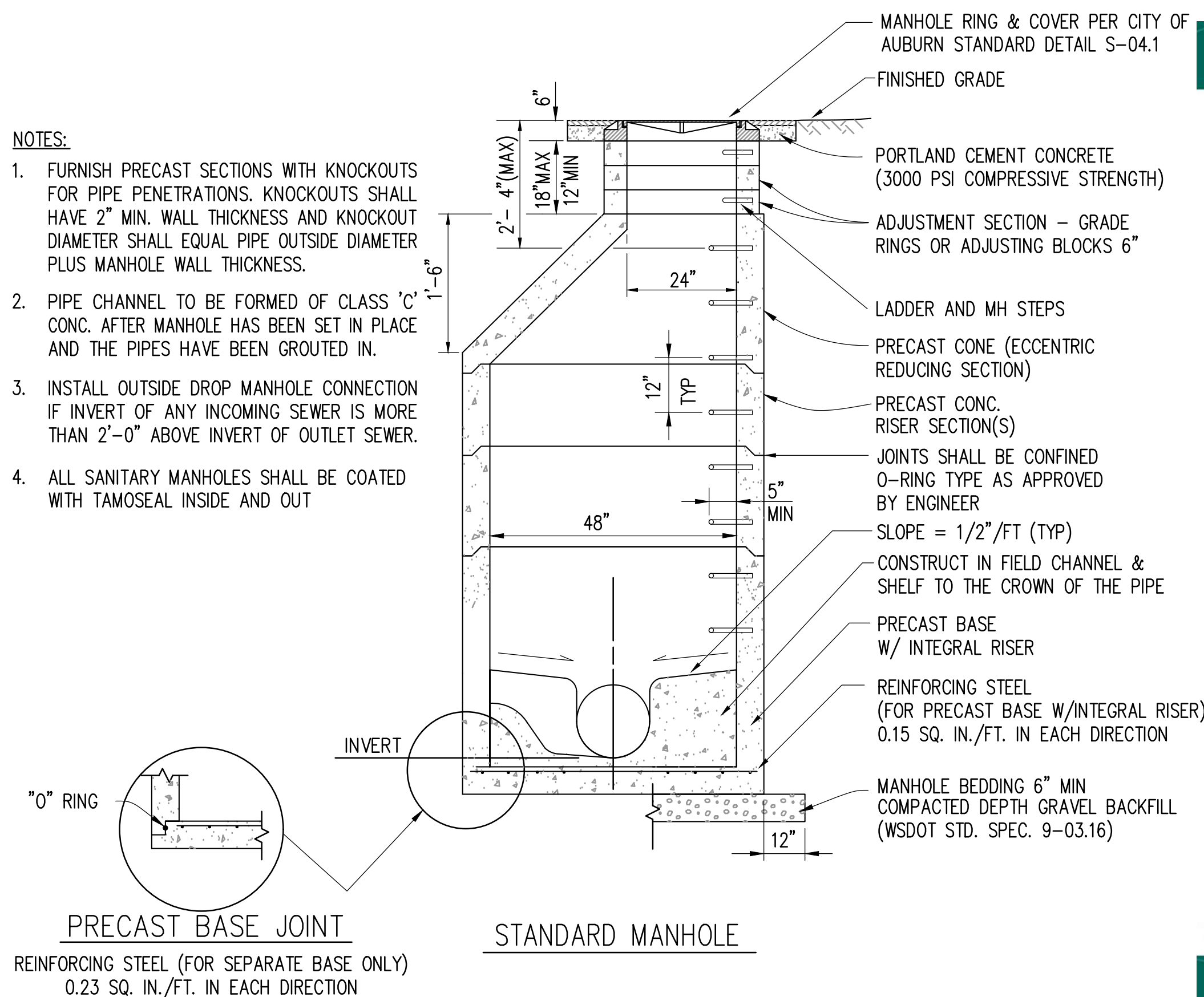
FIRE HYDRANT/FDC LOCATION/ACCESS APPROVED		APPROVED	
BY: _____	FIRE MARSHAL	BY: _____	CITY OF BONNEY LAKE CITY ENGINEER, PE
DATE: _____		DATE: _____	
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LAKELAND NORTH RETAIL
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WATER PROFILE

(1)

SANITARY SEWER MANHOLE

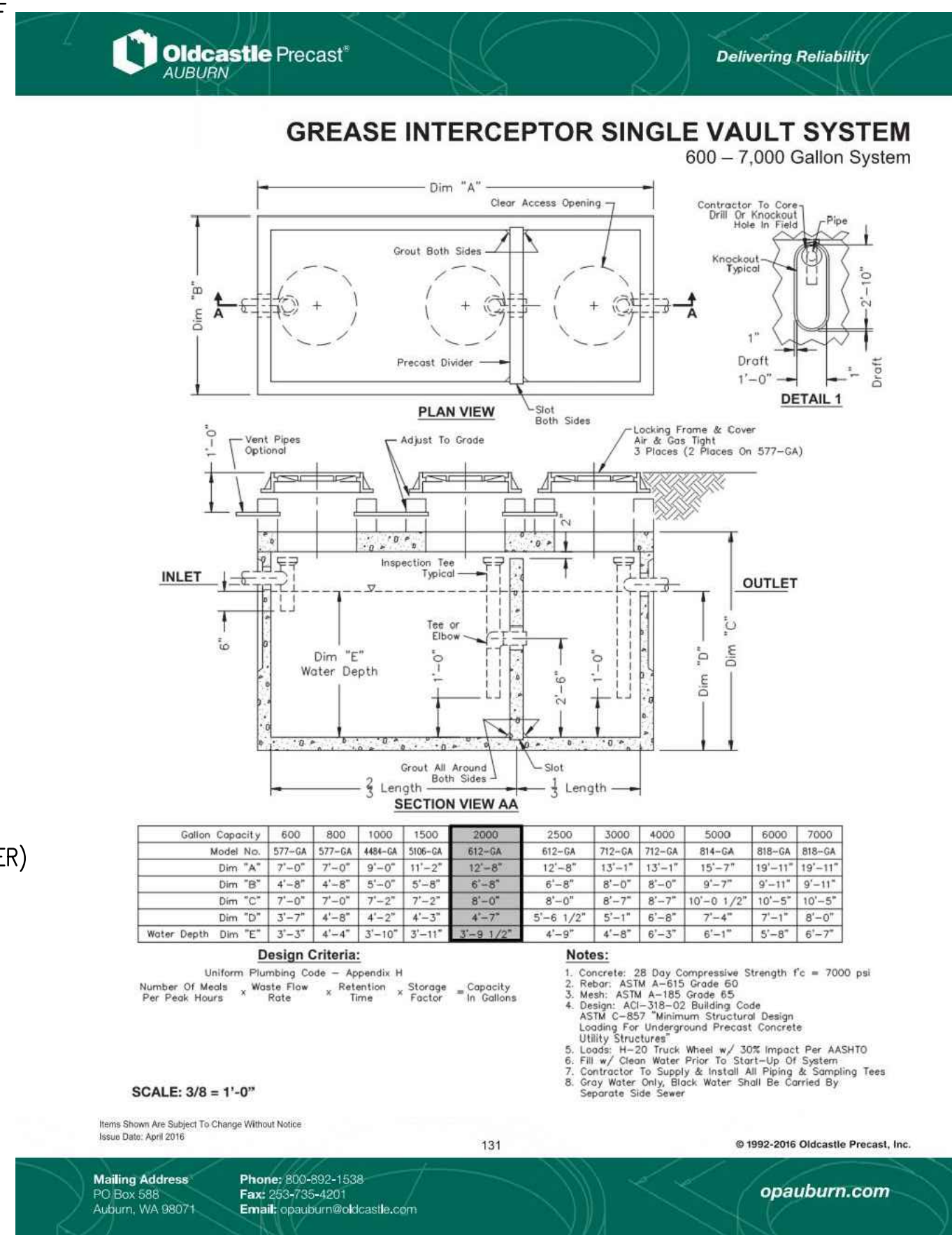
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2)

GREASE INTERCEPTOR (2,000-GALLON)

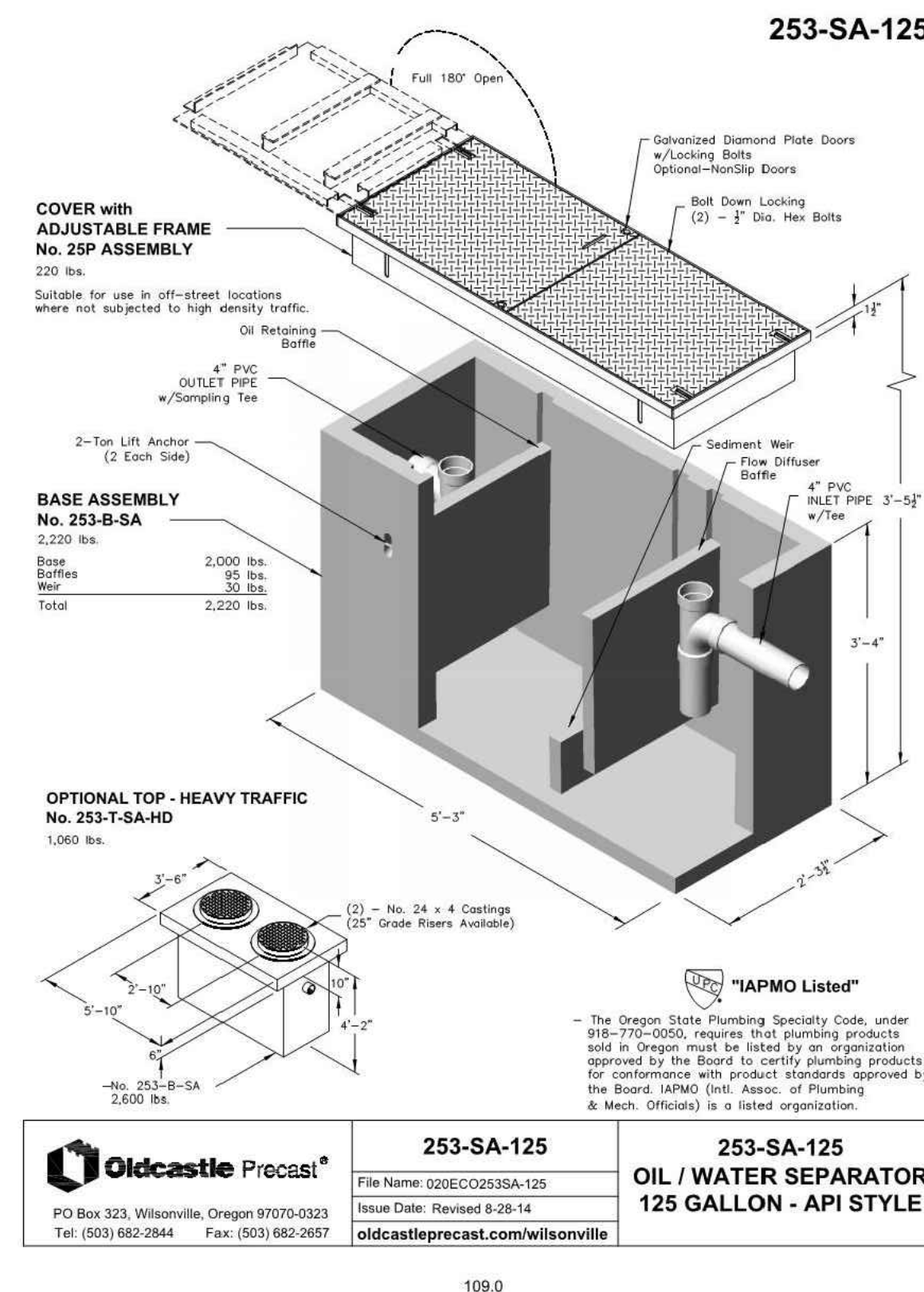
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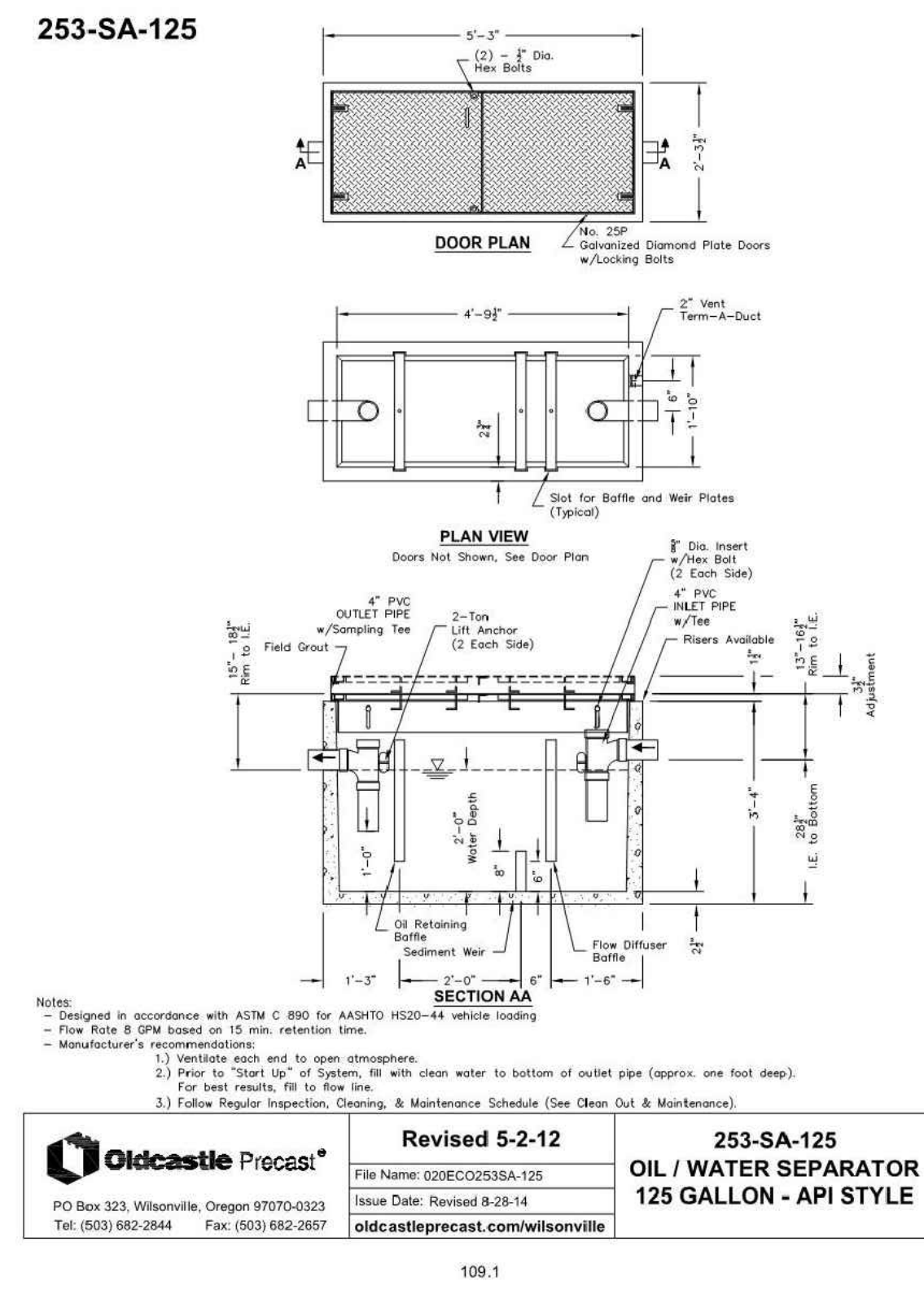
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OIL/WATER SEPARATOR (125-GALLON)

NTS



253-SA-125



PROJECT REF: FAC17-0003

THESE PLANS ARE APPROVED FOR
CONFORMANCE WITH THE CITY OF AUBURN'S
ENGINEERING REQUIREMENTS.

DEV. REVIEW ENGINEER: _____
APPROVED BY: _____
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TITLE/POSITION _____

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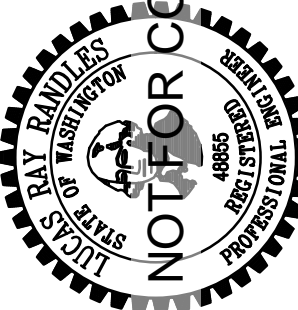
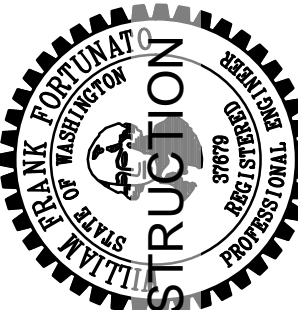
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AUBURN, WA

SANITARY SEWER DETAILS

C-5.0

SHEET 21 OF 32

Designed By:	Issue Date:
LRR	11/09/2017
Drawn By:	PERMIT
LRR	
Checked By:	Project No.:
WFF	10-354-003



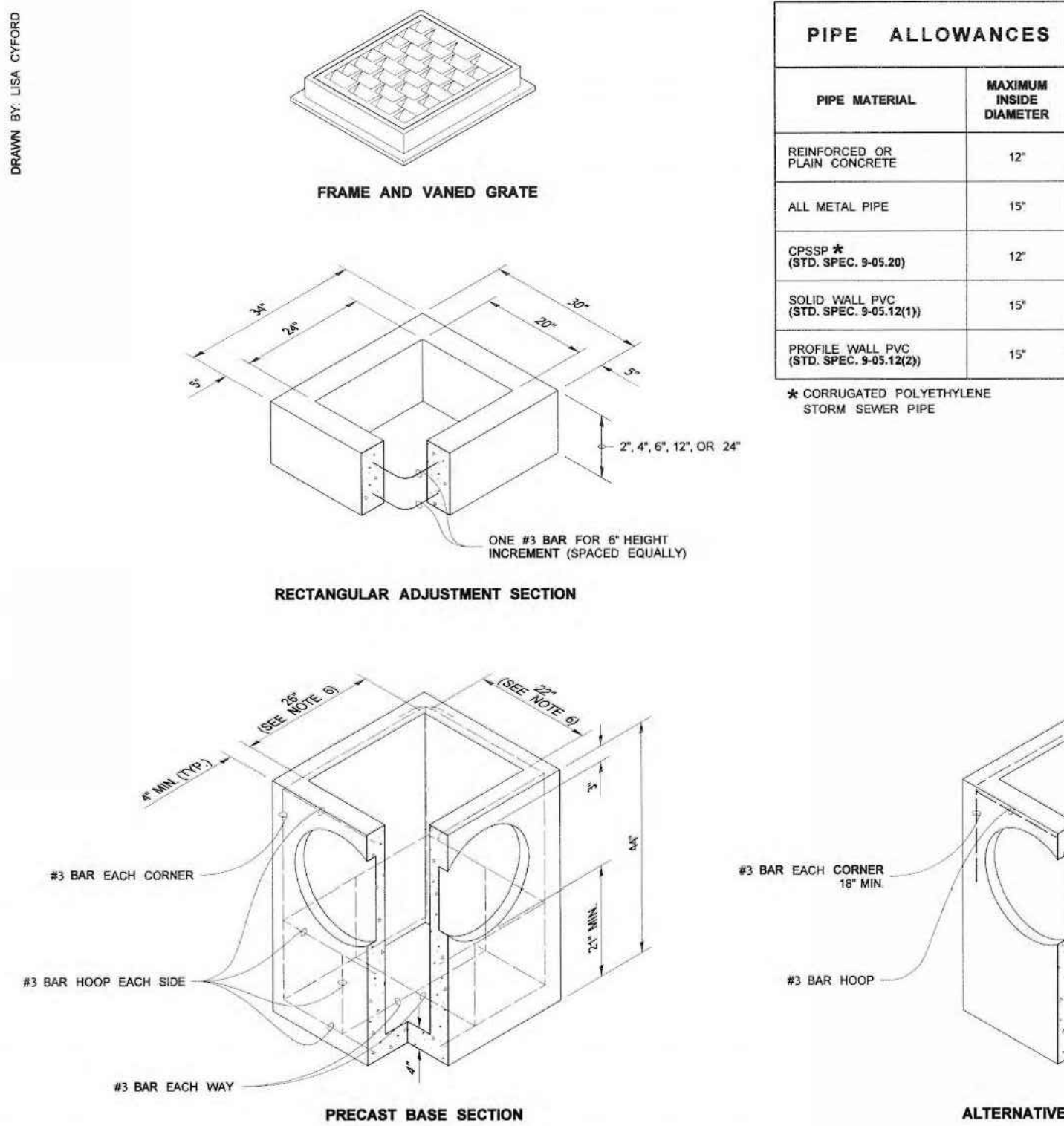
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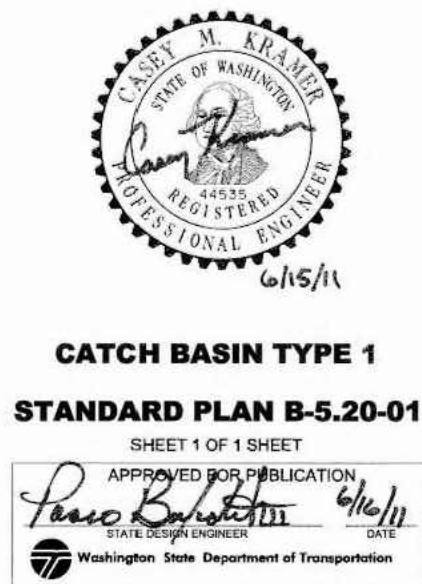
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WSDOT CATCH BASIN TYPE 1

NTS



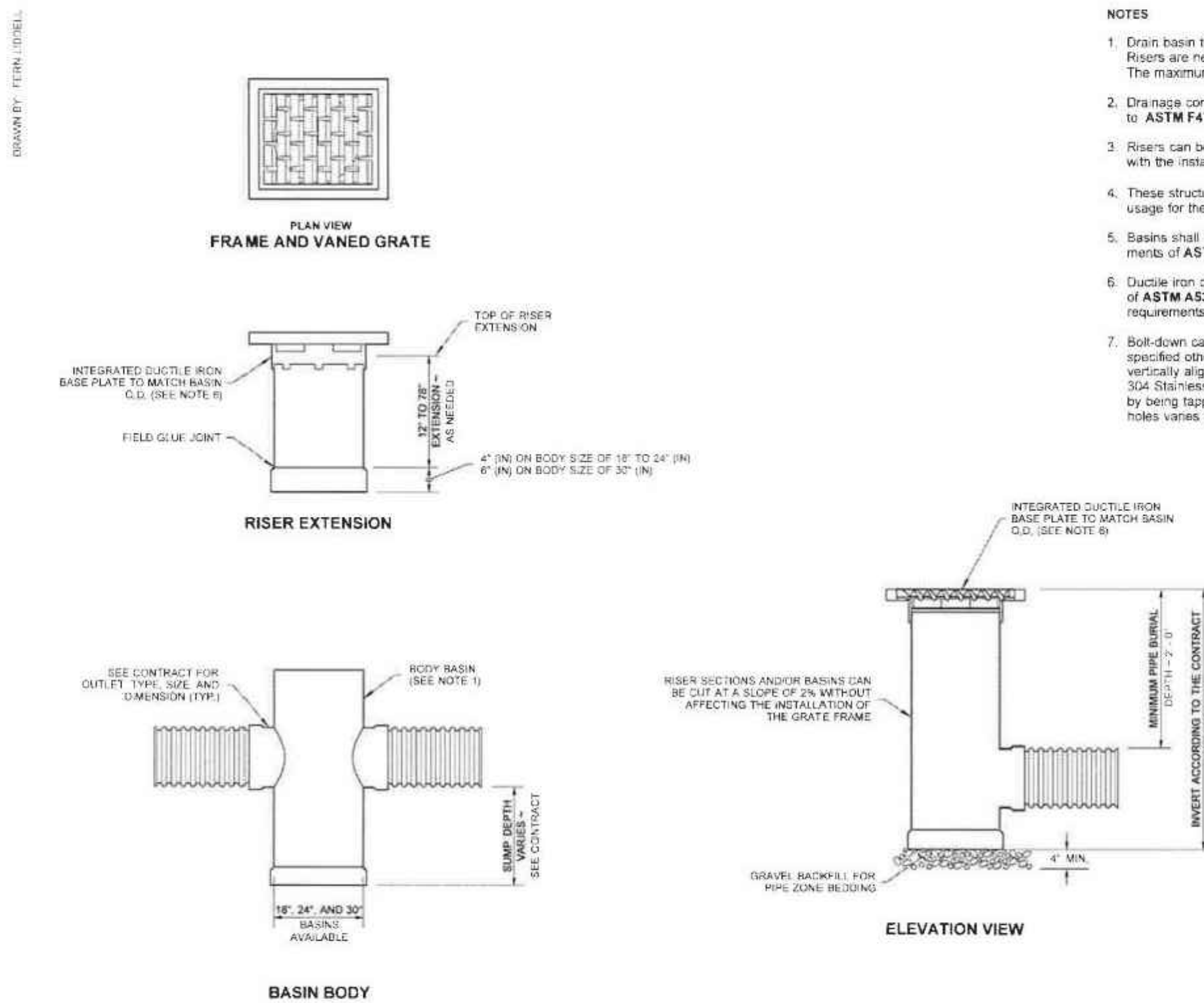
- NOTES**
- As acceptable alternatives to the rebar shown in the PRECAST BASE SECTION, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the ALTERNATIVE PRECAST BASE SECTION. Wire mesh shall not be placed in the knockouts.
 - The knockout diameter shall not be greater than 20". Knockouts shall have a wall thickness of 2" minimum to 2.5" maximum. Provide a 1.5" minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with Standard Specification 9-04.3.
 - The maximum depth from the finished grade to the lowest pipe invert shall be 5'.
 - The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
 - The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1:24 or steeper.
 - The opening shall be measured at the top of the Precast Base Section.
 - All pickup holes shall be grouted full after the basin has been placed.



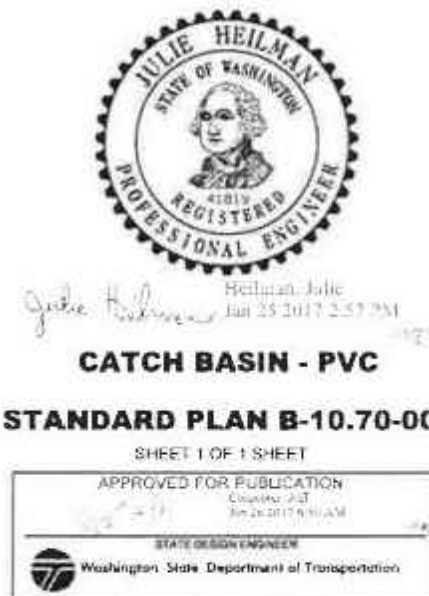
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WSDOT PVC CATCH BASIN

NTS



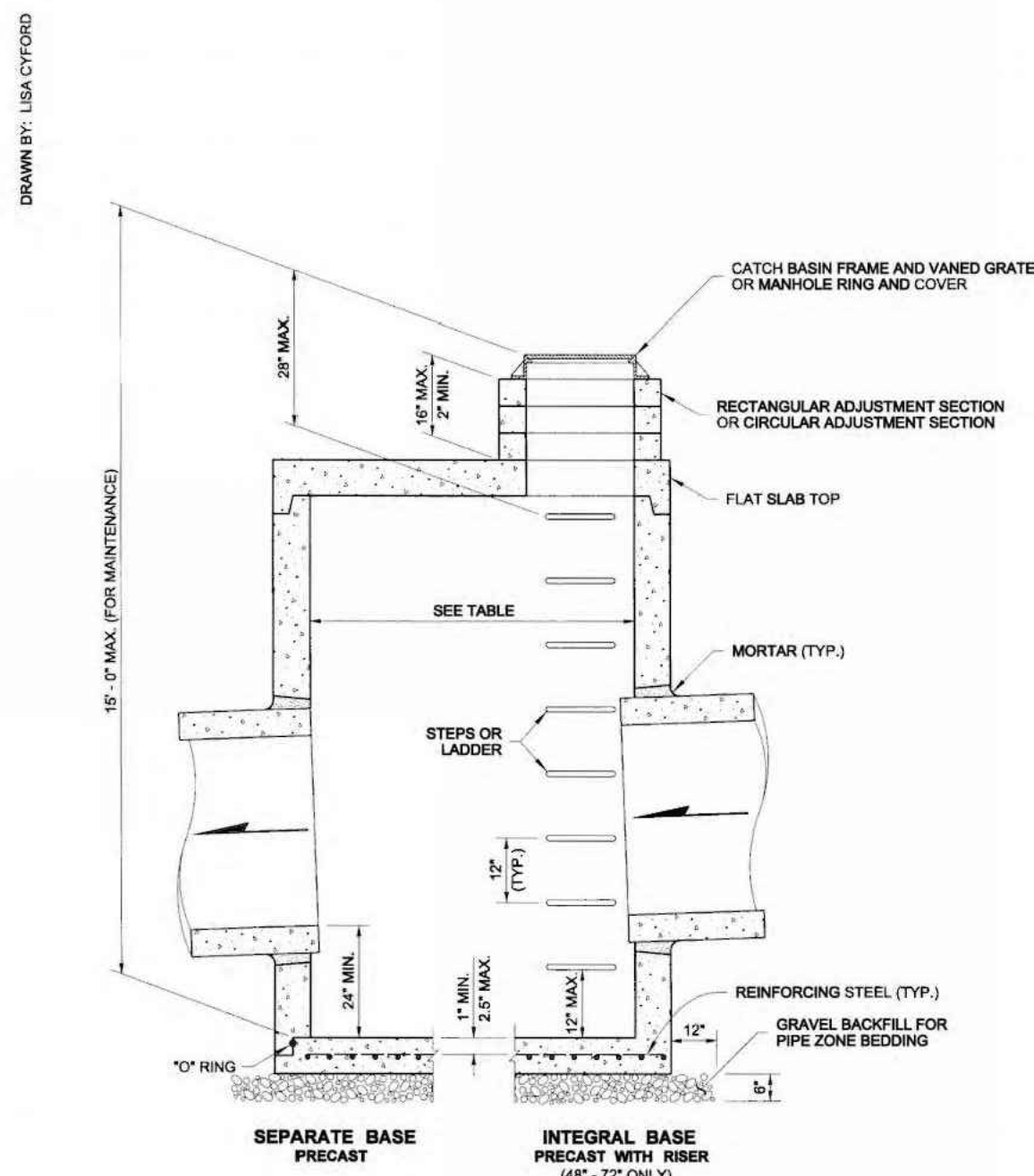
- NOTES**
- Drain basin to be custom manufactured according to plan details. Risers are needed for basins over 94" (n) due to shipping restrictions. The maximum depth from finished grade to the lowest invert shall be 6' (ft).
 - Drainage connectors shall utilize flexible elastomeric seals conforming to ASTM F477 and shall meet the requirements of ASTM D3212.
 - Risers can be trimmed down to 3" (in) extension without reinforcing with the installation of the frame.
 - These structures can be used for Type 1, Type 1L, and Type 2 structures. Usage for the Type 2 structures shall be limited to pipe size use only.
 - Basins shall be manufactured from PVC pipe stock meeting the requirements of ASTM D1784, cell classification 12454.
 - ductile iron castings for PVC catch basins shall conform to the requirements of ASTM A536, grade 70-50-05, and shall meet the proof load testing requirements of AASHTO M 306.
 - Bolt-down capability is required on all frames, grates, and covers, unless specified otherwise in the Contract. Provide 2 holes in the frame that are vertically aligned with the grate or cover side. The frame shall accept the 304 Stainless Steel (S.S.) 5/8" (in) - 11 NC x 2" (in) allen head cap screw by being tapped, or other approved mechanism. Location of bolt-down holes varies by manufacturer.



2

WSDOT CATCH BASIN TYPE 2

NTS

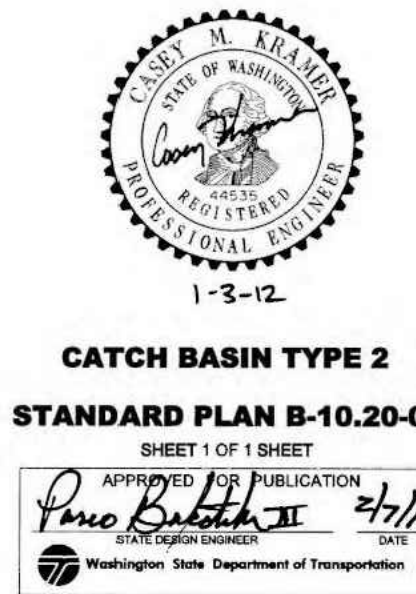


- NOTES**
- No steps are required when height is 4' or less.
 - The bottom of the precast catch basin may be sloped to facilitate cleaning.
 - The rectangular frame and grate may be installed with the flange up or down. The frame may be cast into the adjustment section.
 - Knockouts shall have a wall thickness of 2" minimum to 2.5" maximum. Provide a 1.5" minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with Standard Specification 9-04.3.

CATCH BASIN DIMENSIONS				
CATCH BASIN DIAMETER	MIN. WALL THICKNESS	MIN. BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	36"	8"
54"	4.5"	8"	42"	8"
60"	5"	8"	48"	8"
72"	6"	8"	60"	12"
84"	8"	12"	72"	12"
96"	8"	12"	84"	12"
120"	10"	12"	96"	12"
144"	12"	12"	108"	12"

PIPE ALLOWANCES				
CATCH BASIN DIAMETER	PIPE MATERIAL WITH CONCRETE	ALL METAL	MAXIMUM CPSSP WALL	INSIDE DIAMETER PROFILE WALL PVC
48"	24"	30"	24"	30"
54"	30"	36"	30"	36"
60"	36"	42"	36"	42"
72"	42"	54"	42"	48"
84"	54"	60"	54"	48"
96"	60"	72"	60"	48"
120"	66"	84"	60"	48"
144"	78"	96"	60"	48"

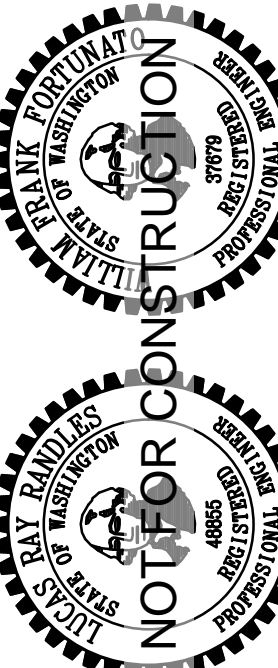
- ① Corrugated Polyethylene Storm Sewer Pipe (Standard Specification 9-05.20)
② (Standard Specification 9-05.12(1))
③ (Standard Specification 9-05.12(2))



LAKELAND NORTH RETAIL
6950 LAKELAND HILLS WAY SE
AUBURN, WA
DRAINAGE DETAILS

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Designed By: LRR
Drawn By: LRR
Checked By: WFF
Issue Date: 11/09/2017
PERMIT
Project No: 10-354-003



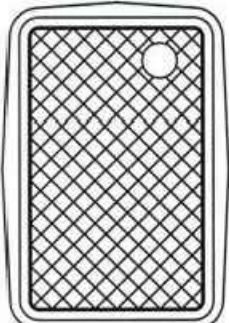
PROJECT REF: FAC17-0003
THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S ENGINEERING REQUIREMENTS.
DEV. REVIEW ENGINEER: _____
APPROVED BY: _____
DATE APPROVED: _____

RECORD DRAWING CERTIFICATION
THESE DRAWINGS CONFORM TO THE CONTRACTOR'S CONSTRUCTION RECORDS.
BY: _____ DATE: _____
TITLE/POSITION: _____
CONFIRMED BY CITY: _____ DATE: _____

C-6.0
SHEET 22 OF 32

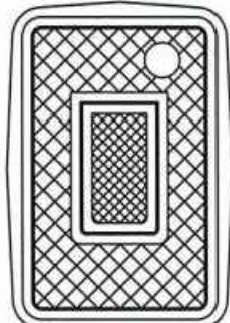
S:\Washington\Auburn\Tarranton\NEC Lake Tapps Plwy & Lakeland Hills Way\2DWGS\AUTA270W.dwg Nov 09, 2017 - 8:31am

TRAFFIC AREA:
SOLID DUCTILE IRON LID

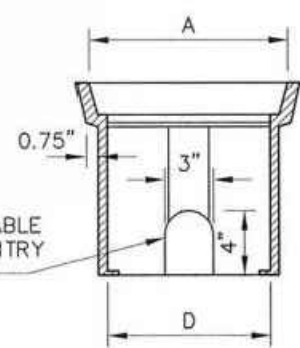


TOP VIEW

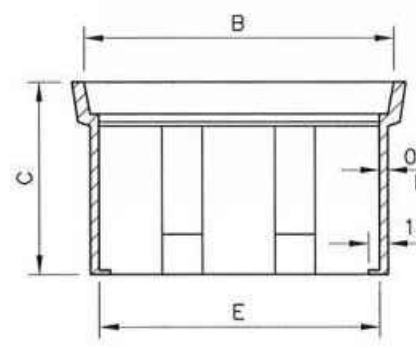
NON-TRAFFIC AREA:
DUCTILE IRON FLIP READER LID



TOP VIEW



SHORT SIDE VIEW



LONG SIDE VIEW

PART NUMBER	A	B	C	D	E
MSBCF1324-12	13.75"	23.1875"	12"	12.125"	21.5"
MSBCF1324-18XL	13.75"	23.1875"	18"	12.125"	21.5"
MSBCF1730-12	17.625"	30.5"	12"	16"	28.75"
MSBCF1730-18XL	17.625"	30.5"	18"	16"	28.75"

NOTES:

1. METER BOXES SHALL BE MID-STATES PLASTICS (PRODUCT NUMBER AS SPECIFIED ABOVE) OR APPROVED EQUAL AND H-20 RATED WITH A DUCTILE IRON TOUCH READ LID.

1

Specified Ductile Iron Lids


12/07/06

Rev No.

Revisions

Date

Approved:



June 17, 2005

City Engineer

Date

City of BONNEY Lake

Dwg No.

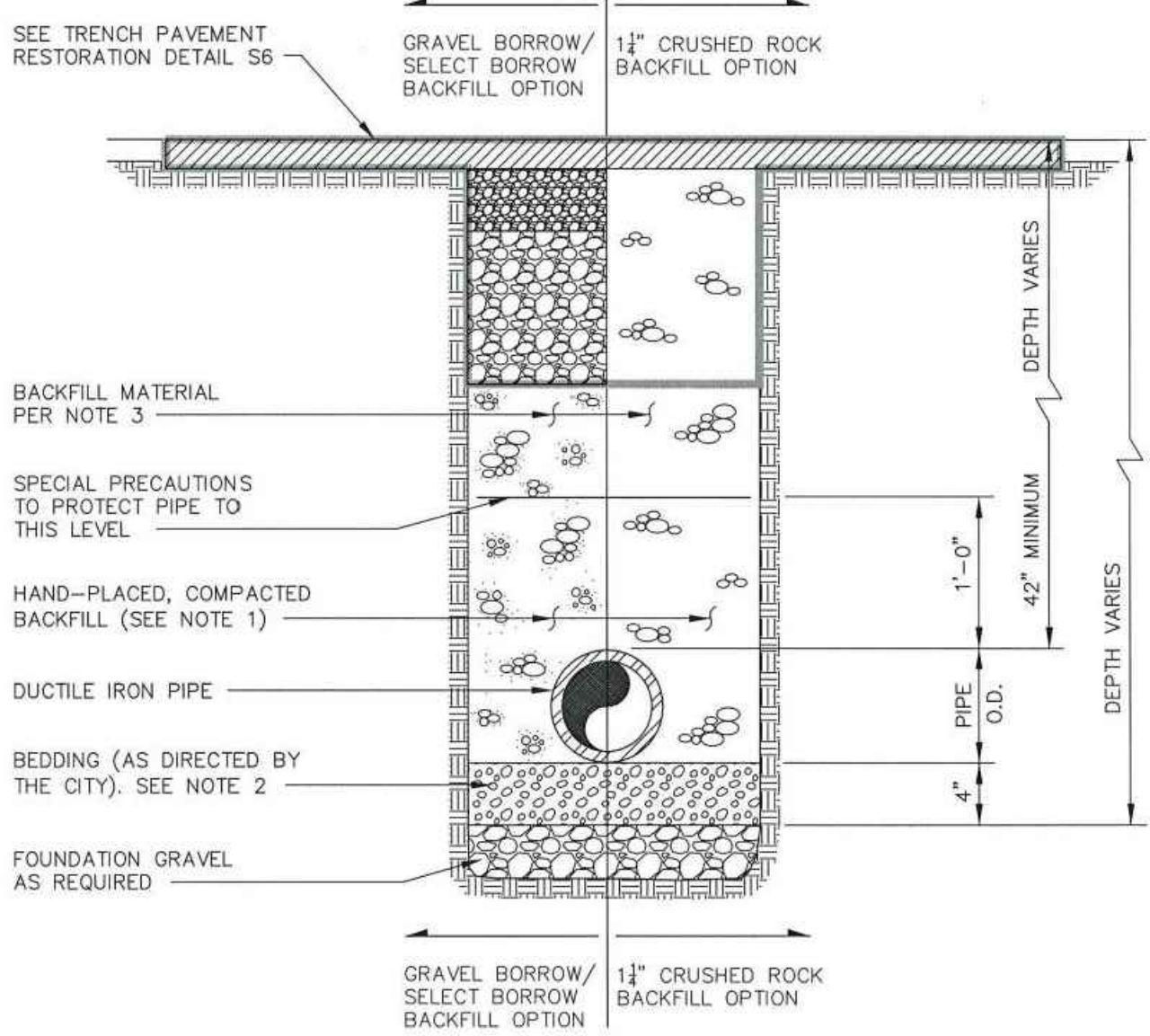
W1

STANDARD WATER METER BOX

SEE TRENCH PAVEMENT RESTORATION DETAIL S6

GRAVEL BORROW/ SELECT BORROW BACKFILL OPTION

1 1/2" CRUSHED ROCK BACKFILL OPTION



BACKFILL MATERIAL PER NOTE 3

SPECIAL PRECAUTIONS TO PROTECT PIPE TO THIS LEVEL

HAND-PLACED, COMPACTED BACKFILL (SEE NOTE 1)

DUCTILE IRON PIPE

BEDDING (AS DIRECTED BY THE CITY). SEE NOTE 2

FOUNDATION GRAVEL AS REQUIRED

DEPTH VARIES

1'-0" MINIMUM

4" PIPE O.D.

DEPTH VARIES

GRAVEL BORROW/ SELECT BORROW BACKFILL OPTION

1 1/2" CRUSHED ROCK BACKFILL OPTION

NOTES:

1. TRENCH SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH WSDOT 7-09.3(10) & (11) OR AS APPROVED IN WRITING BY THE CITY ENGINEER.

2. BEDDING (IF REQUIRED BY THE CITY), SHALL CONFORM TO WSDOT 7-09.3(9).

3. BACKFILL MATERIAL SHALL BE GRAVEL BORROW OR SELECT BORROW IN ACCORDANCE WITH WSDOT 9-03.14 OR 1 1/2" CRUSHED ROCK OR AS APPROVED IN WRITING BY THE CITY ENGINEER.

1

Added Note 3.

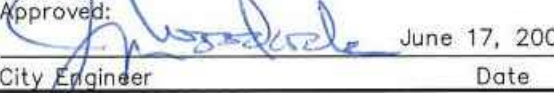
8/3/11

Rev No.

Revisions

Date

Approved:



June 17, 2005

City Engineer

Date

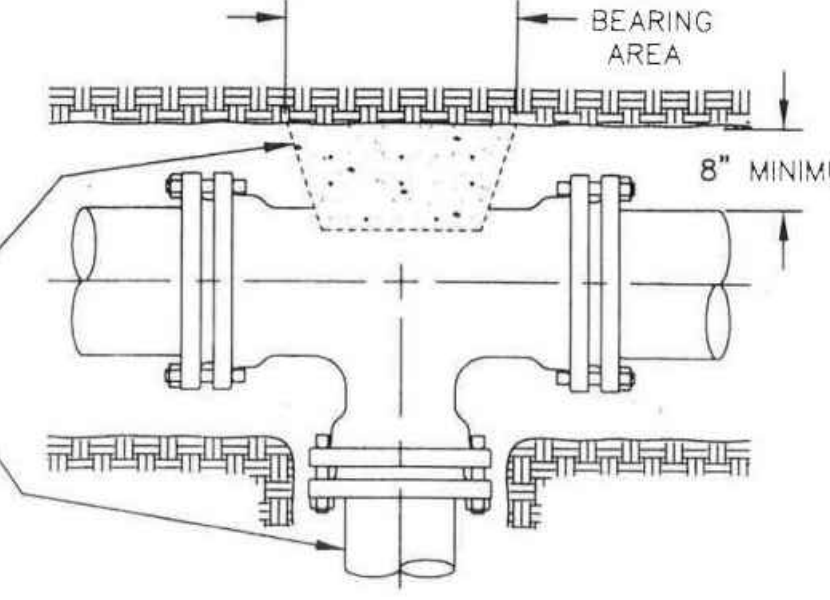
City of BONNEY Lake

Dwg No.

W2

WATER MAIN TRENCH SECTION

LAKELAND SOUTH
BONNEY LAKE WATER SERVICE



CONCRETE THRUST BLOCK. SIZE IS DETERMINED BY SIZE OF PIPE USED.

NOTES:
1) BLOCK HEIGHT SHALL BE EQUAL TO OR LESS THAN ONE HALF OF TOTAL DEPTH FROM GROUND SURFACE TO BLOCK BASE.
2) BLOCK SIZE BASED ON 250 PSI TEST PRESSURE.
3) WRAP FITTINGS WITH POLYETHYLENE PLASTIC BEFORE POURING CONCRETE THRUST BLOCK.

FITTING SIZE (INCHES)	BEARING AREA OF BLOCK IN SQUARE FEET*				
	TEES & PIPE ENDS	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
2000 PSF SOIL BEARING STRENGTH					
6	4	6	3	2	2
8	7	10	6	3	2
10	10	15	9	5	3
12	14	22	12	6	4
16	25	38*	21	11	7
18	32*	48*	27*	14	8

MAXIMUM BEARING AREA ALLOWED IS 25 S.F. BEARING AREA MAY BE REDUCED BY USING RODS, RESTRAINED JOINT PIPE OR CONDUCTING SOILS TEST TO CONFIRM HIGHER SOIL BEARING

APPROVED BY CITY OF BONNEY LAKE: DATE: 2/8/02

APPROVED BY CITY OF AUBURN: DATE: 2/14/02

CITY OF AUBURN, WASHINGTON - DEPARTMENT OF PUBLIC WORKS

WATER MAIN BLOCKING

STANDARD DETAIL: LSBL-01

TYPE "A" BLOCKING
FOR 11 1/4"-22 1/2"-30" VERTICAL BENDS

PIPE SIZE NOMINAL DIAMETER INCHES	TEST PRESSURE PSI	VERTICAL BEND DEGREES	NO. OF CU. FT. OF CONC. BLOCKING	SIZE OF CUBE CONCRETE BLOCKING LIN. FT.	DIA. OF SHACKLE RODS (3) INCHES	DEPTH OF RODS IN CONCRETE LIN. FT.
4"	250	11 1/4	8	1.8	5/8"	1.5
		22 1/2	12	2.3		
		45	22	2.8		
6"	250	11 1/4	14	2.4	5/8"	1.5
		22 1/2	27	3.0		
		45	50	3.7		
8"	250	11 1/4	25	2.9	5/8"	1.5
		22 1/2	48	3.6		
		45	89	4.5		
12"	250	11 1/4	55	3.8	5/8"	2.0
		22 1/2	108	4.8		
		45	200	5.1		
16"	250	11 1/4	98	4.6	5/8"	1.5
		22 1/2	192	5.8		
		45	355	7.1		

THIS TABLE REPRESENTS THE "MINIMUM" CONSTRUCTION STANDARD. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE APPROPRIATE SIZE OF ALL ANCHOR BLOCKS BASED ON EXISTING AND LOCAL CONDITIONS.

PAINT AS FOR SHACKLE RODS

2 TURNBUCKLES

THREAD 6"

UNDISTURBED EARTH

CLASS 3000 (1 1/2" CONC.)

11.25° AND 22.5° BENDS

PAINT AS FOR SHACKLE RODS

4 TURNBUCKLES


THREAD 6"

UNDISTURBED EARTH

CLASS 3000 (1 1/2" CONC.)

45° BENDS

APPROVED:



June 17, 2005

City Engineer

Date

City of BONNEY Lake

Dwg No.

W5

VERTICAL ANCHOR BLOCK

1 STANDARD WATER METER BOX NTS

2 WATER MAIN TRENCH SECTION NTS

3 CONCRETE THRUST BLOCK NTS

4 VERTICAL ANCHOR BLOCK NTS

FIRE HYDRANT/FDC LOCATION/ACCESS APPROVED

BY: FIRE MARSHAL

DATE:

NOTE: This approval is valid after 1 year from approval date. The City will not be responsible for errors and/or omissions on these plans.

Field conditions may dictate changes to these plans as determined by the Fire Marshall.

APPROVED

BY: CITY OF BONNEY LAKE CITY ENGINEER, PE

DATE:

NOTE: This approval is valid after 1 year from approval date. The City will not be responsible for errors and/or omissions on these plans.

Field conditions may dictate changes to these plans as determined by the City Engineer.

No.	Date	By	Revision Description

Designed By:	Issue Date:
LRR	11/09/2017
Drawn By:	PERMIT
LRR	
Checked By:	Project No:
WFF	10-354-003

PAC LAND

1505 Westlake Ave. N.
Suite 305
Auburn, WA 98009

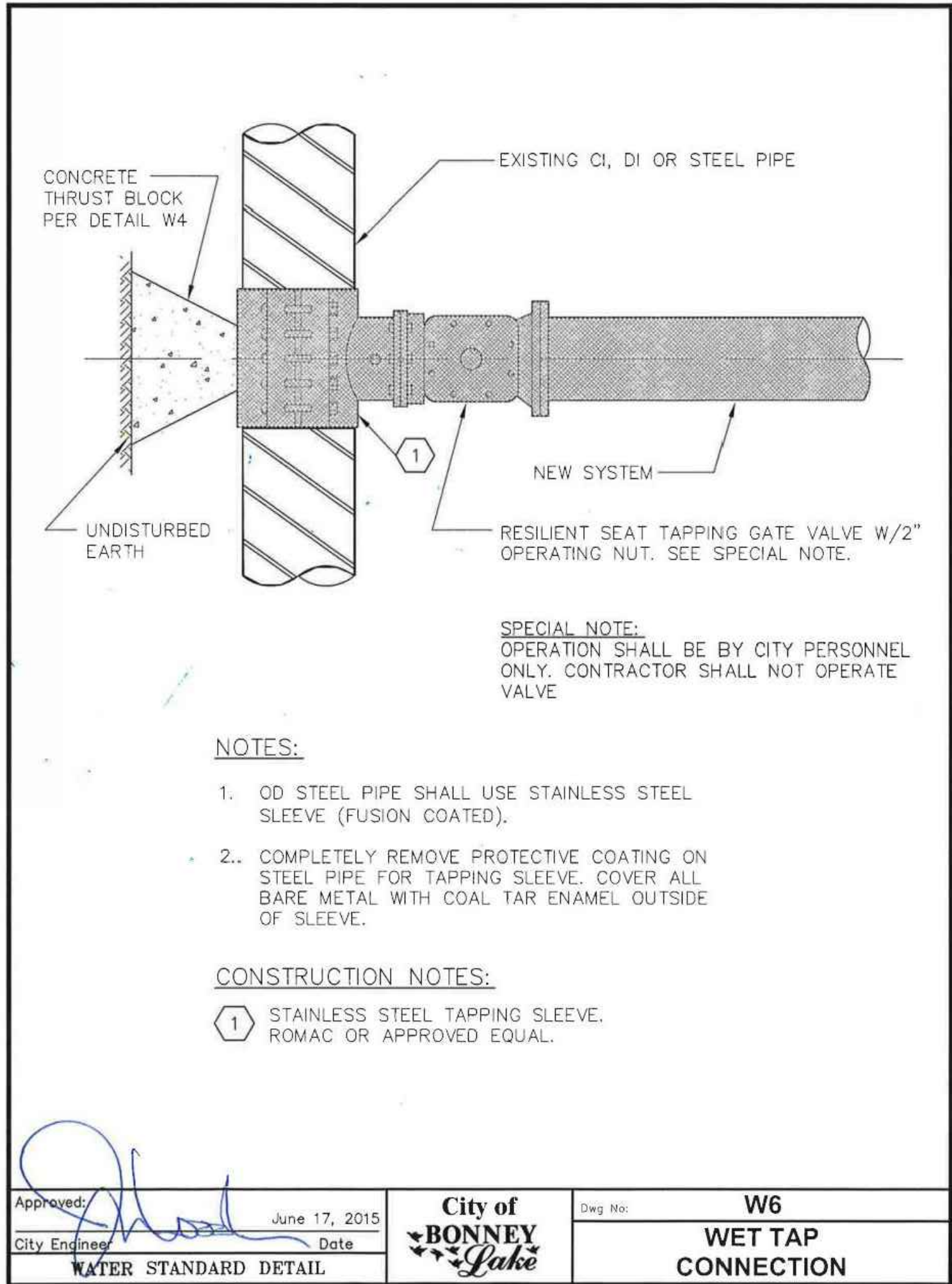
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LAKELAND NORTH RETAIL
6950 LAKELAND HILLS WAY SE
AUBURN, WA
WATER DETAILS

C-7.0

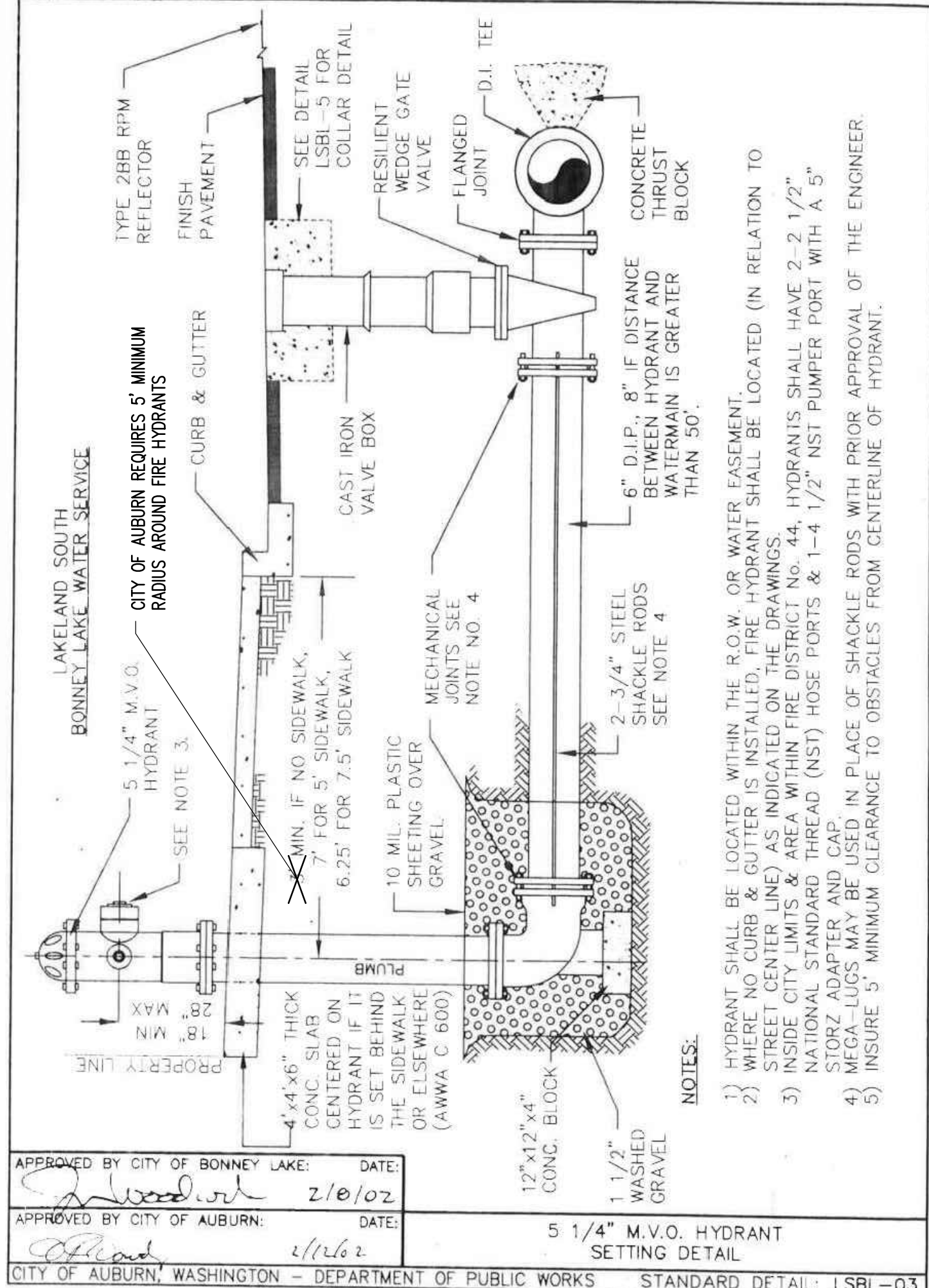
SHEET 23 OF 32

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WET TAP CONNECTION

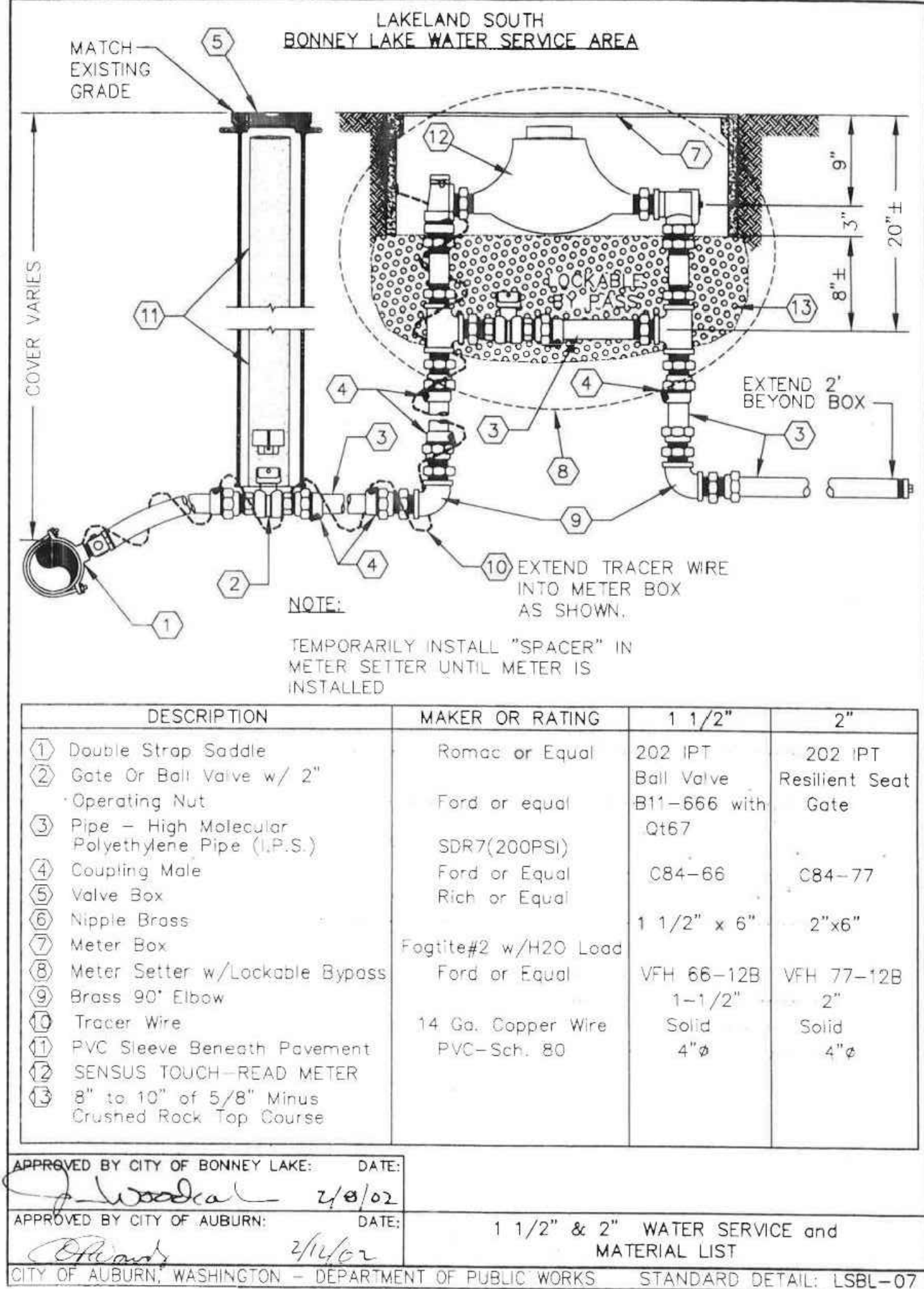
NTS



FIRE HYDRANT INSTALLATION

NTS

MODIFIED



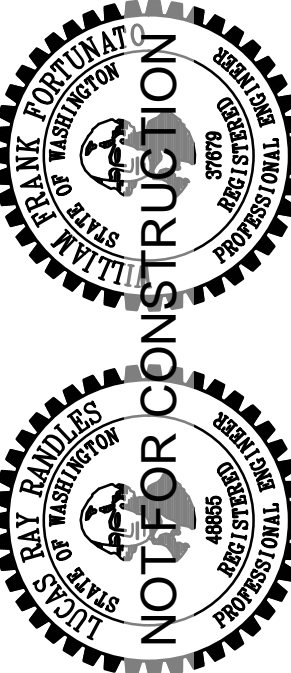
1-1/2" AND 2" WATER SERVICE

NTS

FIRE HYDRANT/LOC. LOCATION/ACCESS APPROVED	
BY: FIRE MARSHAL	APPROVED: CITY OF BONNEY LAKE CITY ENGINEER, PE
DATE:	DATE:
NOTE: This approval is void after 1 year from approval date. The City will not be responsible for errors and/or omissions on these plans.	NOTE: This approval is void after 1 year from approval date. The City will not be responsible for errors and/or omissions on these plans.
Field conditions may dictate changes to these plans as determined by the Fire Marshall.	Field conditions may dictate changes to these plans as determined by the City Engineer.

LAKELAND NORTH RETAIL
6950 LAKELAND HILLS WAY SE
AUBURN, WA
WATER DETAILS

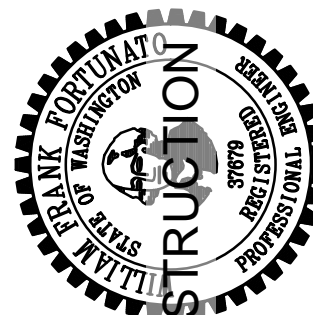
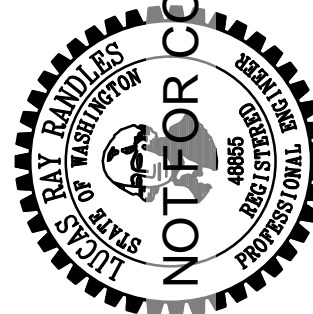
Designed By:	LRR	Issue Date:	11/09/2017
Drawn By:	LRR	PERMIT	
Checked By:	WFF	Project No:	10-354-003





SHEET 25 OF 32	C-7.2	LAKELAND NORTH RETAIL 6950 LAKELAND HILLS WAY SE AUBURN, WA	WATER DETAILS
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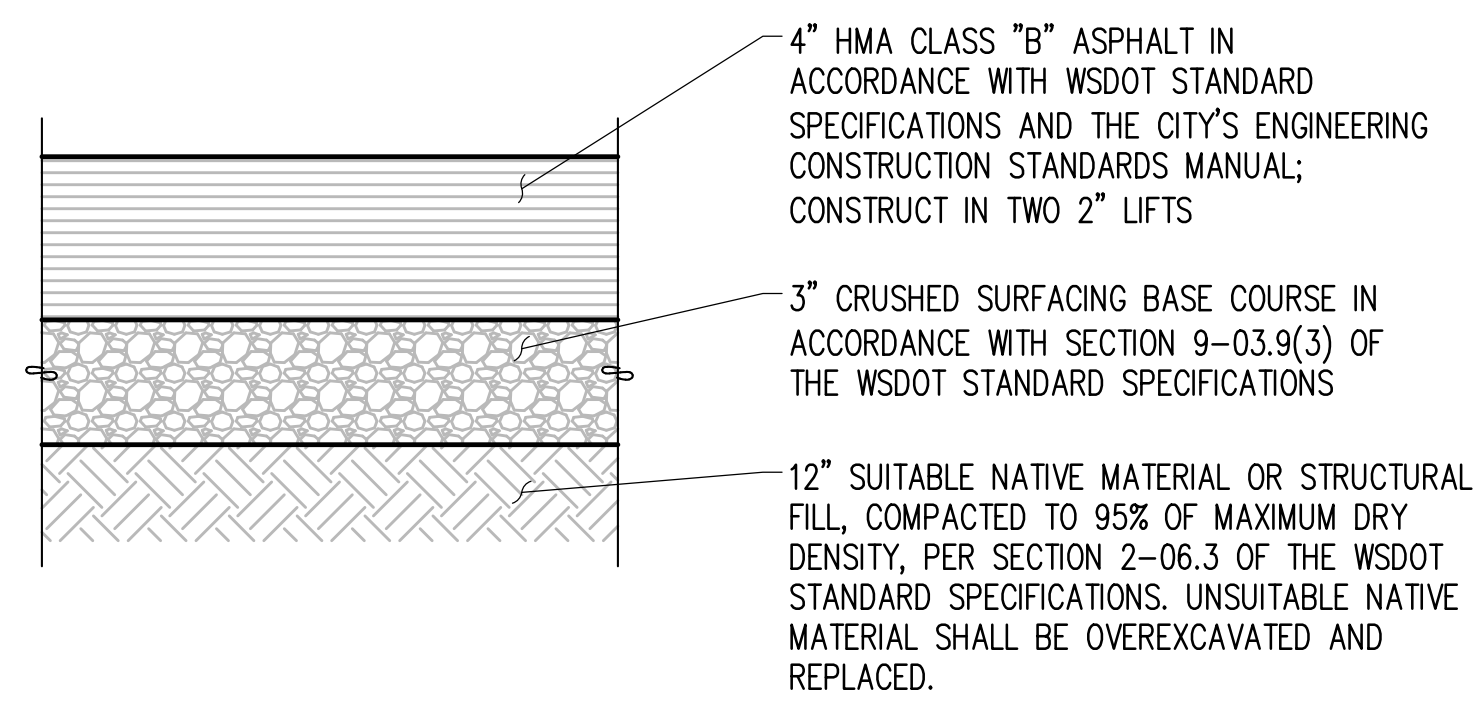
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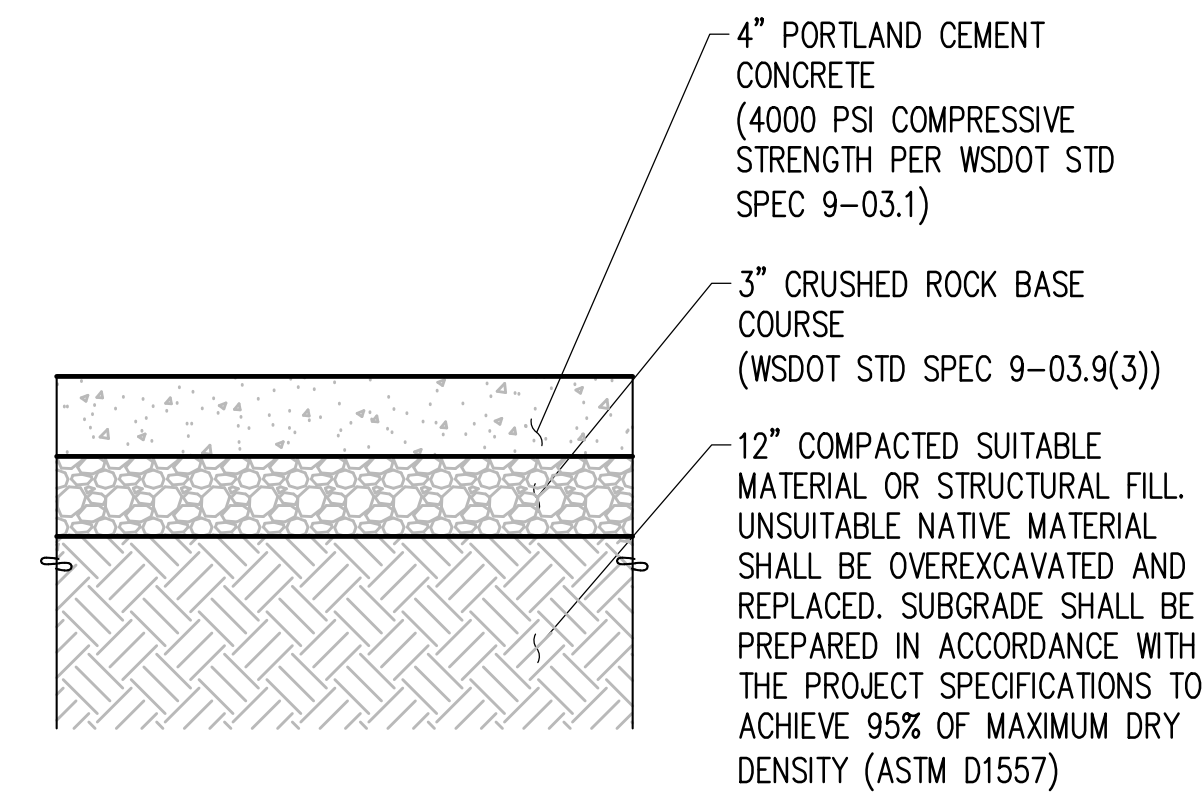
Designed By:	LRR	Issue Date:	11/09/2017 PERMIT
Drawn By:	LRR	Project No.:	10-354-003
Checked By:	WFF		

No.	Date	By	Revision Description

1. MATERIAL THICKNESS IS COMPACTED DEPTH. APPLIES TO ALL SECTIONS.
2. SUITABLE ONSITE SOILS SHALL BE FREE OF DELETERIOUS MATERIALS AND MAY BE USED FOR SUBBASE PROVIDED SOILS MEET REQUIREMENTS IN THE PROJECTS SPECIFICATIONS.
3. FOR PREPARATION OF PAVEMENT SUBGRADE, FILL PLACED WITHIN 12 INCHES OF FINISHED SUBGRADE ELEVATION IN FILL AREAS AND AT LEAST THE UPPER 8 INCHES OF SUBGRADE IN ALL AREAS TO BE PAVED SHOULD BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698). FILL PLACED BELOW THIS LEVEL SHOULD BE COMPACTED TO AT LEAST 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY.
4. AFTER PROOFROLLING WITH A LOADED TANDEM AXLE DUMP TRUCK AND REPAIRING DEEP SUBGRADE DEFICIENCIES, THE ENTIRE SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF 8 INCHES AND UNIFORMLY COMPACTED TO AT LEAST 98% OF STANDARD PROCTOR.
5. CRUSHED BASE COURSE MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 9-03.9(3), OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. ASPHALTIC SURFACE COURSE MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 9-02.1 OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE MIXTURE SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1,000 POUNDS, AND THE SURFACE COURSE SHOULD BE COMPACTED TO A MINIMUM OF 97% MARSHALL DENSITY (ASTM SPECIFICATION D 1559).
7. THE PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHALL BE IN ACCORDANCE WITH AIR-ENTRAINED CONCRETE FOR PAVEMENT SECTIONS 9-01.2 OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE MIXTURE SHALL BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH A 4-INCH MAXIMUM SLUMP AND 5 TO 7% ENTRAINED AIR.
8. CONTRACTOR SHALL PROVIDE A PRIME COAT AND TACK COAT TO FACE OF CURB WHERE CURB CONTACTS ASPHALT.



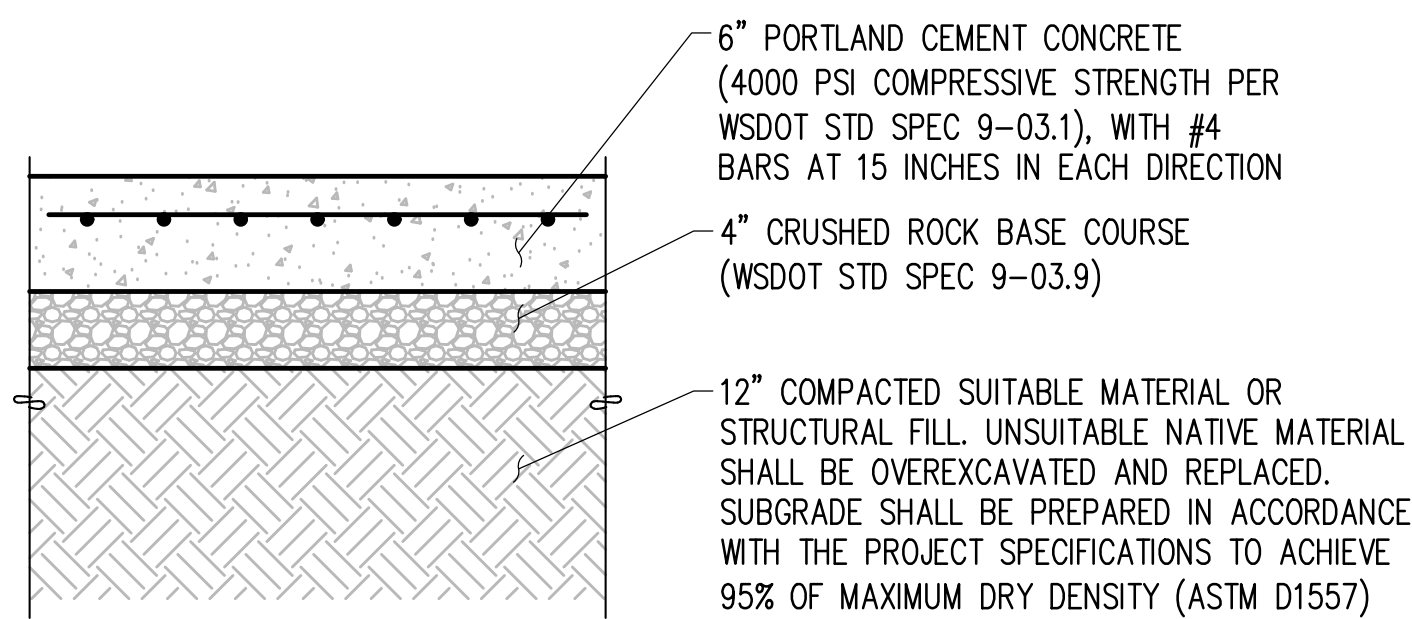
1 ASPHALT PAVEMENT SECTION
NTS



NOTES:

1. CONCRETE SHALL BE FIBER REINFORCED, AIR ENTRAINED, WITH A MINIMUM MODULUS OF RUPTURE (M_r) OF 600 PSI, A 4000 PSI 28 DAY STRENGTH, AND A 15-FOOT MAXIMUM JOINT SPACING

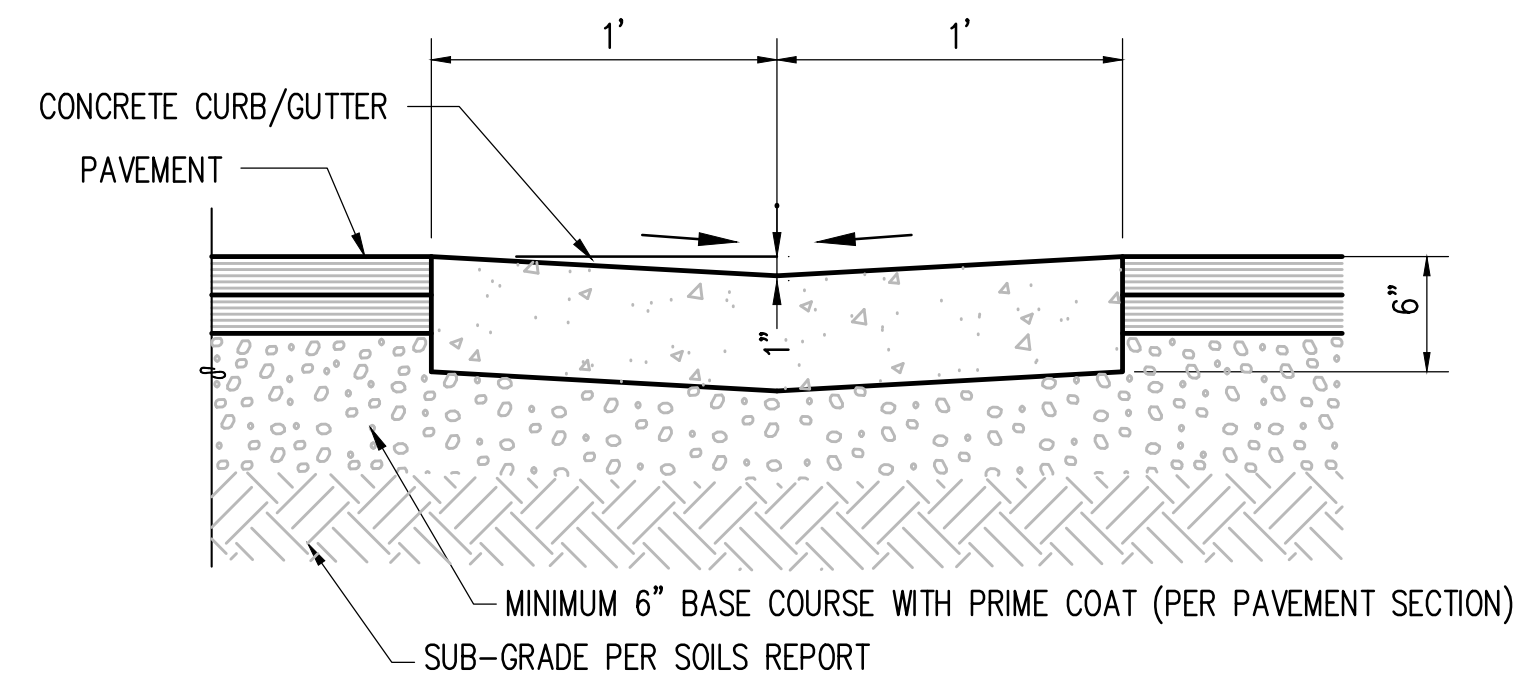
2 CEMENT CONCRETE SIDEWALK (ON-SITE)
NTS



NOTES:

1. CONCRETE SHALL BE FIBER REINFORCED, AIR ENTRAINED, WITH A MINIMUM MODULUS OF RUPTURE (M_r) OF 600 PSI, A 4000 PSI 28 DAY STRENGTH, AND AN 8-FOOT MAXIMUM JOINT SPACING

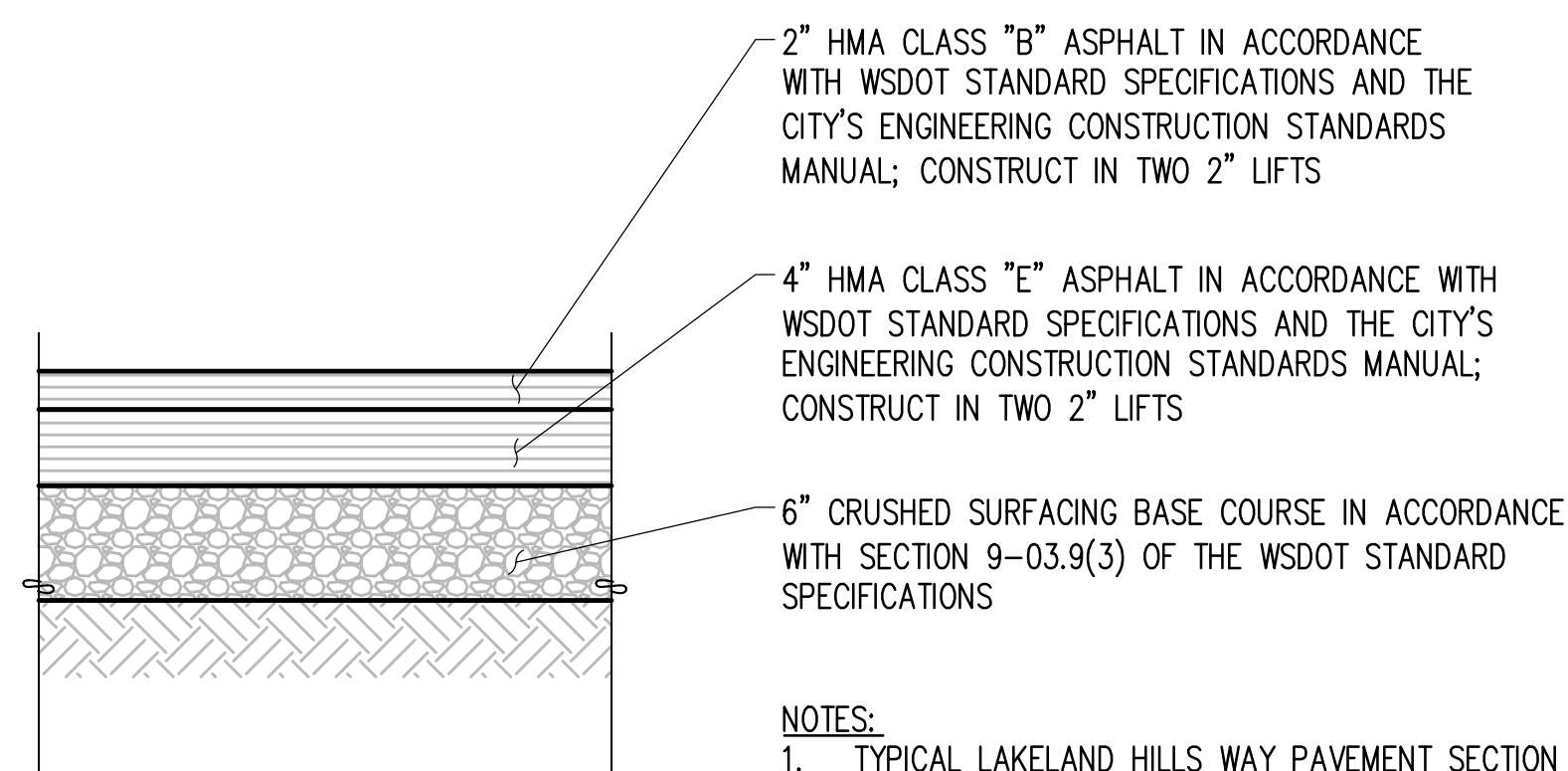
3 HEAVY DUTY CONCRETE PAVEMENT SECTION
NTS



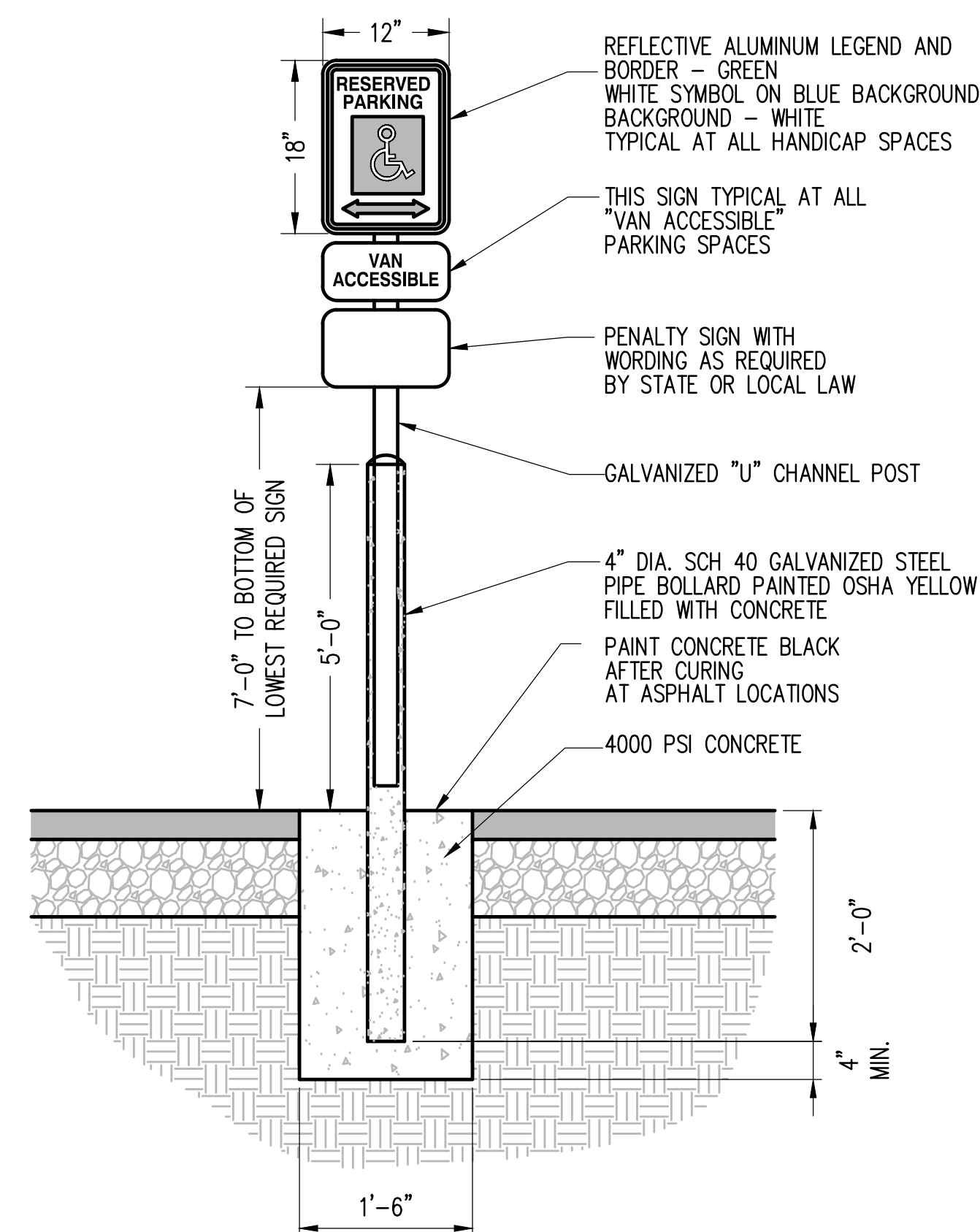
NOTES

1. SLOPE SHALL PROMOTE POSITIVE DRAINAGE TO DRAINAGE STRUCTURES. SLOPE TOWARDS OR AWAY FROM CURB AS REQUIRED.
2. EXPANSION JOINT: PLACE AT ENDS OF ALL RADII, 5' ON EACH SIDE OF DRAINAGE STRUCTURES, AND AT 45' MAX. INTERVALS IN STRAIGHT CURB AND GUTTER. PROVIDE #6 x 18" LONG SMOOTH STEEL DOWEL BARS WITH 1" Ø GREASE CAP THROUGH EXPANSION JOINTS. (1/2" THICK BITUMINOUS FILLER MATERIAL).
3. CONTRACTION JOINT: PROVIDE 2" DEEP x 1/4" WIDE CONTRACTION JOINTS AT 15' INTERVALS.
4. 2'-6" LONG TIE BAR ON 2'-6" CENTERS SHALL BE PROVIDED WHEN CURB IS ADJACENT TO P.C.C. PAVEMENT.
5. PROVIDE 2 #6 x 2'-6" LONG TIE BARS TO CONNECT EXISTING AND NEW CURB AND GUTTER.
6. REMOVE FORMS AS EARLY AS POSSIBLE. BRUSH TOP AND FACE OF CURBS TO REMOVE ALL IMPERFECTIONS. TYPICAL OF ALL FORM WORK.
7. ALL RADII SHALL BE TRUE ARCS.
8. LIGHT BROOM FINISH ON ALL EXTERIOR CONCRETE.

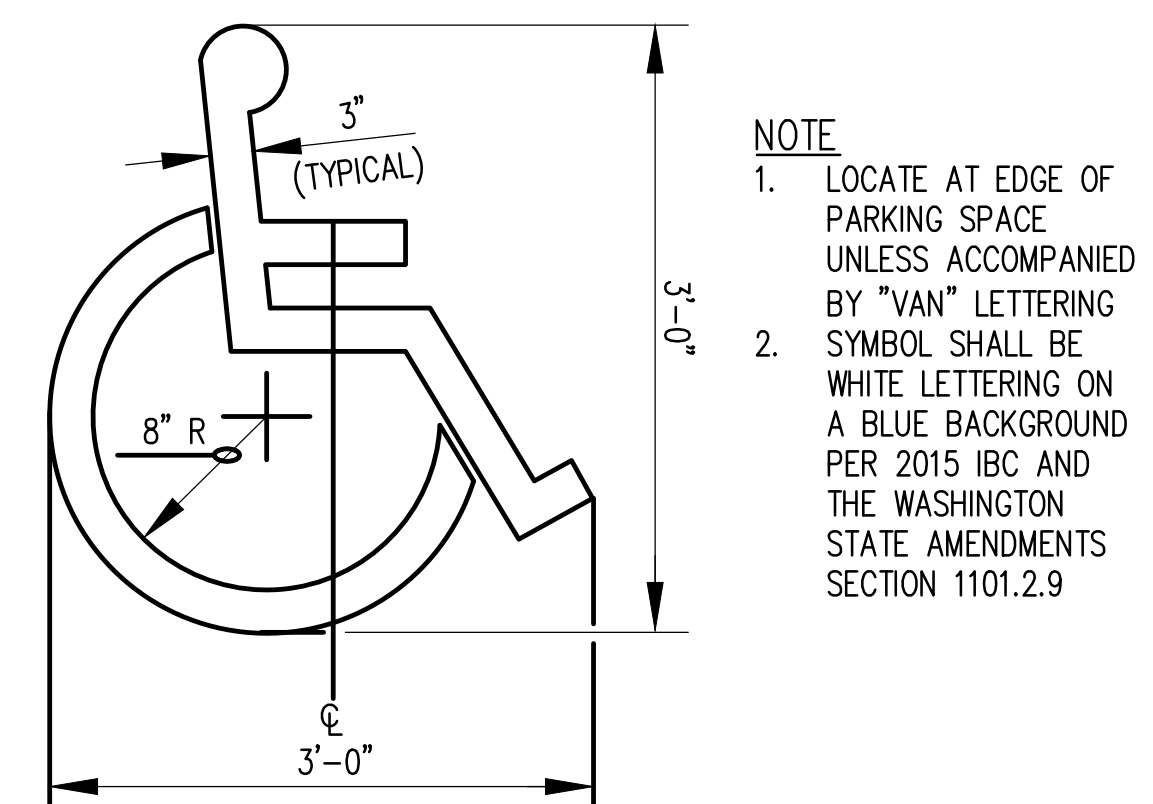
5 VALLEY GUTTER
NTS



4 LAKELAND HILLS ASPHALT PAVEMENT SECTION
NTS



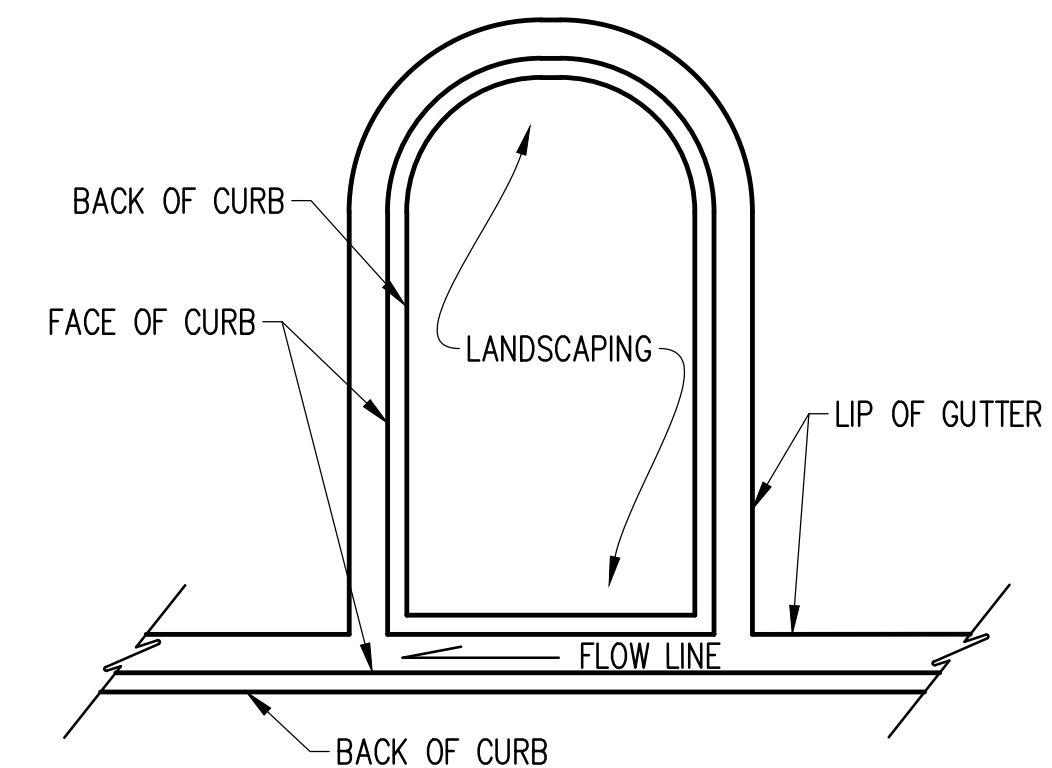
6 ACCESSIBLE PARKING SIGN



NOTE

1. LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING
2. SYMBOL SHALL BE WHITE LETTERING ON A BLUE BACKGROUND PER 2015 IBC AND THE WASHINGTON STATE AMENDMENTS SECTION 1101.2.9

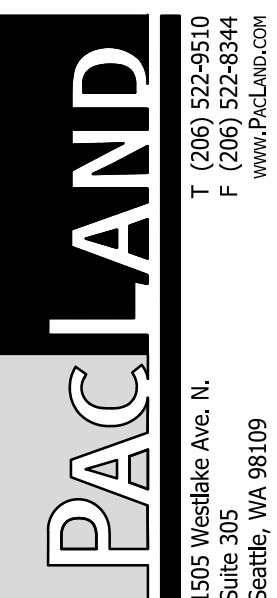
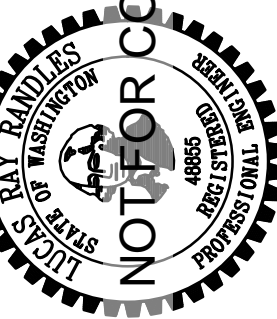
7 ACCESSIBLE PARKING SYMBOL



8 TYPICAL CURB SCUPPER
NTS

No.	Date	By	Revision Description

Designed By:	LRR	Issue Date:	11/09/2017
Drawn By:	LRR	Project No.:	10-354-003
Checked By:	WFF		



LAKELAND NORTH RETAIL
6950 LAKELAND HILLS WAY SE
AUBURN, WA

PAVEMENT AND SITE DETAILS

C-8.0

SHEET 26 OF 32

PROJECT REF: <u>FAC17-0003</u>	RECORD DRAWING CERTIFICATION THESE DRAWINGS CONFORM TO THE CONTRACTOR'S CONSTRUCTION RECORDS.
THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S ENGINEERING REQUIREMENTS.	BY _____ DATE _____
DEV. REVIEW ENGINEER: _____ APPROVED BY: _____ DATE APPROVED: _____	TITLE/POSITION _____ CONFIRMED BY CITY _____ DATE _____

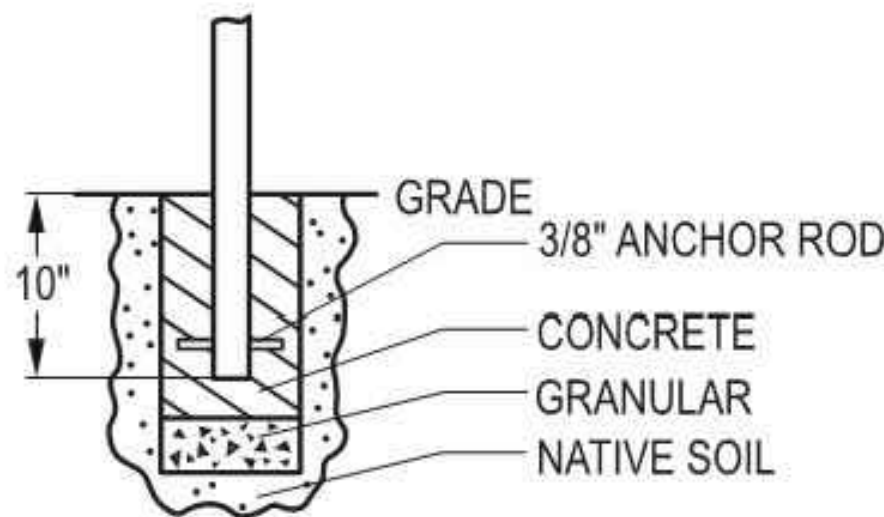
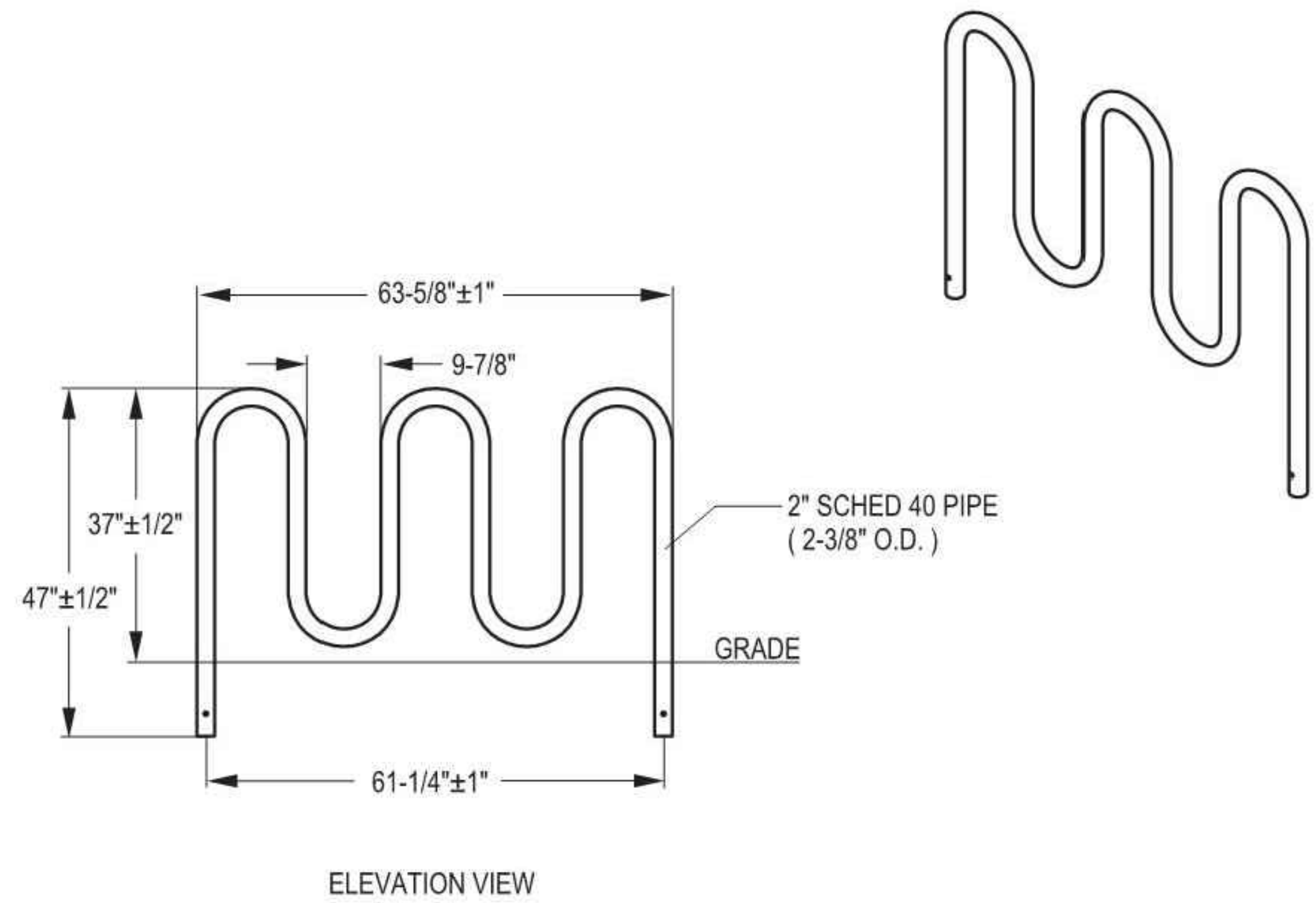


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BIKE RACK
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PROJECT REF: .FAC17-0003

THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S ENGINEERING REQUIREMENTS.

DEV. REVIEW ENGINEER: _____

APPROVED BY: _____

DATE APPROVED: _____

RECORD DRAWING CERTIFICATION
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BY _____ DATE _____

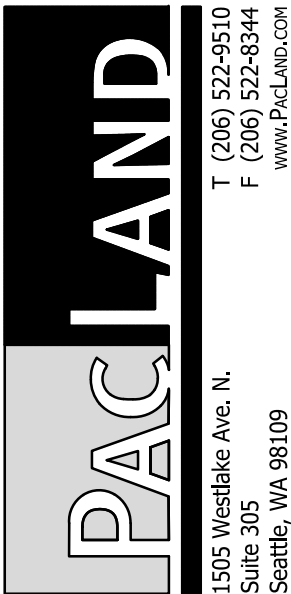
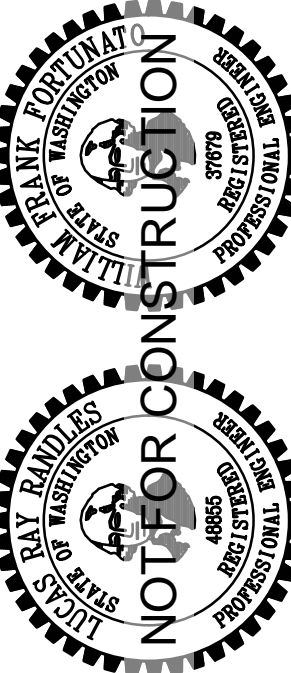
TITLE/POSITION _____

CONFIRMED BY CITY _____ DATE _____

LAKELAND NORTH RETAIL
6950 LAKELAND HILLS WAY SE
AUBURN, WA

PAVEMENT AND SITE DETAILS

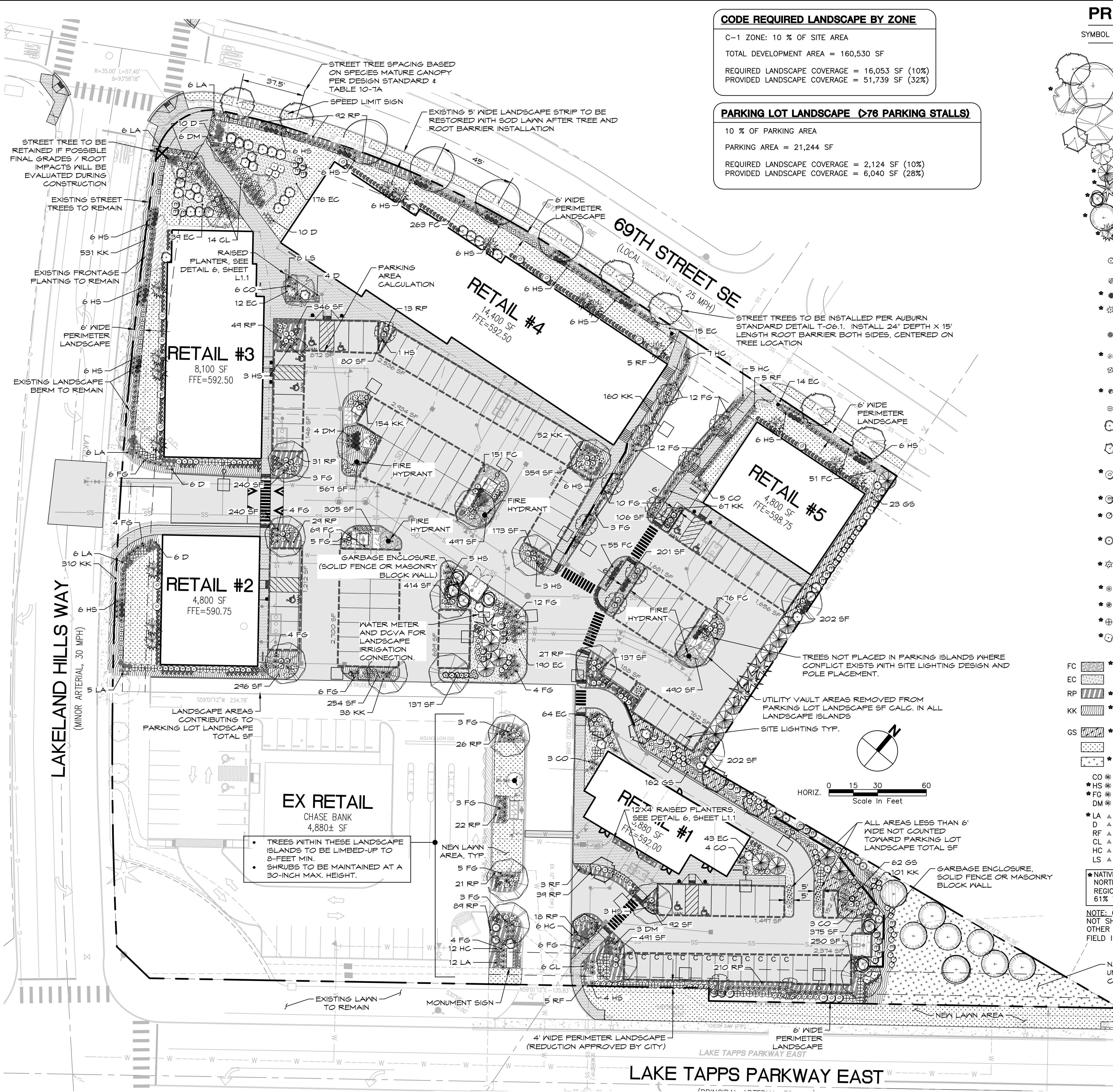
C-8.1
SHEET 27 OF 32



Designed By:	LRR	Issue Date:	11/09/2017
Drawn By:	LRR	PERMIT	
Checked By:	WFF	Project No:	10-354-003

No.	Date	By	Revision Description

FILE NAME: P:\1717382 LKN LANDSCAPE\CAD\ENGINEERING\1717382-UP FAC - GRA FINAL DESIGN SUBMITTAL.DWG
SAVE TIME: 8/25/2017 10:40:05 AM
PLOT TIME: 8/25/2017 10:47 AM
USER: JACOB
VIEW: PAGES: 17382



CODE REQUIRED LANDSCAPE BY ZONE

C-1 ZONE: 10 % OF SITE AREA
TOTAL DEVELOPMENT AREA = 160,530 SF
REQUIRED LANDSCAPE COVERAGE = 16,053 SF (10%)
PROVIDED LANDSCAPE COVERAGE = 51,739 SF (32%)

PARKING LOT LANDSCAPE (>76 PARKING STALLS)

10 % OF PARKING AREA
PARKING AREA = 21,244 SF
REQUIRED LANDSCAPE COVERAGE = 2,124 SF (10%)
PROVIDED LANDSCAPE COVERAGE = 6,040 SF (28%)

PRELIMINARY PLANT SCHEDULE

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE/CONDITIONS	SPACING	QTY.
TREES				
	PRUNUS X YEDOENSIS 'AKEBONO' / FLOWERING CHERRY	2" CAL. MIN.	37.5' O.C. (1.5 X CANOPY)	6
	TILIA CORDATA 'GREENSPIRE' / GREENSPRE LINDEN	2" CAL. MIN.	45' O.C. (1.5 X CANOPY)	4
	CORNUS X NUTTALLII 'EDDIE'S WHITE WONDER' / HYBRID	1'-1/2" CAL. MIN.	AS SHOWN	5
	DOGWOOD			
	FRAXINUS AMERICANA 'AUTUMN APPLAUSE'	1'-1/2" CAL. MIN.	AS SHOWN	21
	FAGUS SYLVATICA 'DAWKY PURPLE' / PURPLE BEECH	1'-1/2" CAL. MIN.	AS SHOWN	6
	CARPINUS BETULUS 'FRANS FONTAINE' / COLUMNARE HORNBEAM	1'-1/2" CAL. MIN.	AS SHOWN	13
	PINUS CONTORTA VAR. CONTORTA / SHORE PINE	4'-6" HT. MIN.	AS SHOWN	14
	PICEA OMORICA / SERBIAN SPRUCE	4'-6" HT. MIN.	AS SHOWN	4
	CHAMAECYPARIS OBTUSA 'GRACILIS' / DWARF HINOKI CYPRESS	4'-6" HT. MIN.	AS SHOWN	6
	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	4'-6" HT. MIN.	AS SHOWN	8
	TSUGA MERTENSIANA / MOUNTAIN HEMLOCK	4'-6" HT. MIN.	AS SHOWN	16
SHRUBS (PARKING LOT)				
	BERBERIS THUNBERGII 'GORUZAM' GOLDEN RUBY BARBERRY	2 GAL. CONT.	36" O.C.	78
	HEBE 'HINERUA' / HEBE		24" O.C.	25
	ILEX CRENATA 'CONVEXA' / JAPANESE HOLLY		36" O.C.	56
	JUNIPERUS SP. 'BLUE STAR' / BLUE STAR JUNIPER		30" O.C.	41
	LONICERA NITIDA 'BAGGENSEN'S GOLD' / GOLDENLEAF HONEYSUCKLE		36" O.C.	64
	PINUS MUGO VAR. PUMILIO / DWARF MUGO PINE		36" O.C.	30
	SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET SPIREA		36" O.C.	50
	VIBURNUM DAVIDII / DAVID'S VIBURNUM		36" O.C.	309
	ABELIA 'EDWARD GOUCHER' / GLOSSY ABELIA		36" O.C.	84
	ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	5 GAL. CONT.	48" O.C.	24
	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / OAKLEAF HYDRANGEA	5 GAL. CONT.	48" O.C.	12
	OSMANTHUS HETEROPHYLLUS 'PURPUREUS' / PURPLE-LEAF FALSE HOLLY	5 GAL. CONT.	48" O.C.	17
	MYRTICA CALIFORNICA / PACIFIC WAX MYRTLE*	2 GAL. CONT.	48" O.C.	39
	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT* OREGON GRAPE		48" O.C.	47
	RIBES SANGUINEUM 'KING EDWARD VII' / FLOWERING CURRANT		48" O.C.	21
	CORNUS SERICEA 'FARROW' / ARCTIC FIRE RED TWIG DOGWOOD		36" O.C.	66
	VACINIUM OVATUM / EVERGREEN HUCKLEBERRY		36" O.C.	18
	ROSA RUGOSA 'HANSA' / HANSA RUGOSA ROSE		36" O.C.	189
	CISTUS X HYBRIDUS / WHITE ROCKROSE		36" O.C.	61
	CEANOTHUS 'VICTORIA' / CALIFORNIA LILAC	5 GAL. CONT.	48" O.C.	7
GROUNDCOVERS, PERENNIALS AND GRASSES				
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	4" POT. CONT.	18" O.C.	664
	ERICA CARNEA 'PORTER'S RED' / WINTER HEATH	1 GAL. CONT.	24" O.C.	553
	RUBUS PENTALOBUS / CREEPING BRAMBLE	4" POT. CONT.	18" O.C.	668
	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / KINKINNICK	4" POT. CONT.	18" O.C.	1,413
	GAULTHERIA SHALLON / SALAL	4" POT. CONT.	24" O.C.	247
	SOD LAWN			
	NATIVE HABITAT SEEDING "WESTERN HABITAT MIX" BY RAINIER SEEDS, OR APPROVED EQUAL, APPLY AT RECOMMENDED RATE.			
	CAREX OSHIMENSIS 'ICE DANCE' / VARIEGATED JAPANESE SEDGE*	2 GAL. CONT.		21
	HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS			148
	FESTUCA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE			101
	MISCANTHUS SINENSIS 'ADAGIO' / DWARF MAIDEN GRASS			17
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / ENGLISH LAVANDER			41
	HEMEROCALLIS 'STELLA DE ORO' / DAYLILLY			30
	RUDBECKIA FULGIDA 'GOLDSTURM' / BLACK EYED SUSAN			23
	CROCOSMIA 'LUCIFER' / CROCOSMIA			20
	HEUCHERA 'CARMEL' / CORAL BELLS			30
	LIRIOPE SPICATA 'SILVER DRAGON' / CREEPING LILY TURF			8

*NATIVE PLANT SPECIES OR CULTIVAR NATIVE TO THE PACIFIC NORTHWEST OR NONINVASIVE SPECIES ADAPTED TO THE REGION CONFORMING TO ACC 18.50.040 (C)(2)(a). 61% TREES, 67% SHRUBS.

NOTE: OTHER GROUND UTILITY FACILITIES, SUCH AS PSE, ARE NOT SHOWN ON THESE PLANS. ADDITIONAL VEGETATION OR OTHER SCREENING MEASURES MAY BE REQUIRED DURING FIELD INSPECTION(S).

NATIVE HABITAT SEEDING AREA, FOR UNVEGETATED AREAS PREPARE WITH 6-INCHES COMPOST TILLED TO A DEPTH OF 12-INCHES

RECORD DRAWING CERTIFICATION
THESE DRAWINGS CONFORM TO THE CONTRACTOR'S CONSTRUCTION RECORDS.
BY _____ DATE _____
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PROJECT REF: FAC 17-0003
THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN'S ENGINEERING REQUIREMENTS.
DEV. REVIEW ENGINEER: _____
APPROVED BY: _____
DATE APPROVED: _____

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APPROVED BY: _____
DATE APPROVED: _____

DATE

REVISION

SYM

17382

17382

17382

STATE OF WASHINGTON
V. BRIAN WAY
LANDSCAPE ARCHITECT
833 EXP 8/13/19

PACE
An Engineering Services Company
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 f. 425.827.5043
Civil | Structural | Planning | Survey
paceeng.com

TARRAGON
601 UNION STREET
SUITE 3500
206.233.9600
CONTACT: TIM HAMANN

LANDSCAPE PLAN

LAKELAND NORTH RETAIL
6950 LAKELAND HILLS WAY SE
AUBURN, WA

SCALE:
AS NOTED

DATE:
08/25/2017

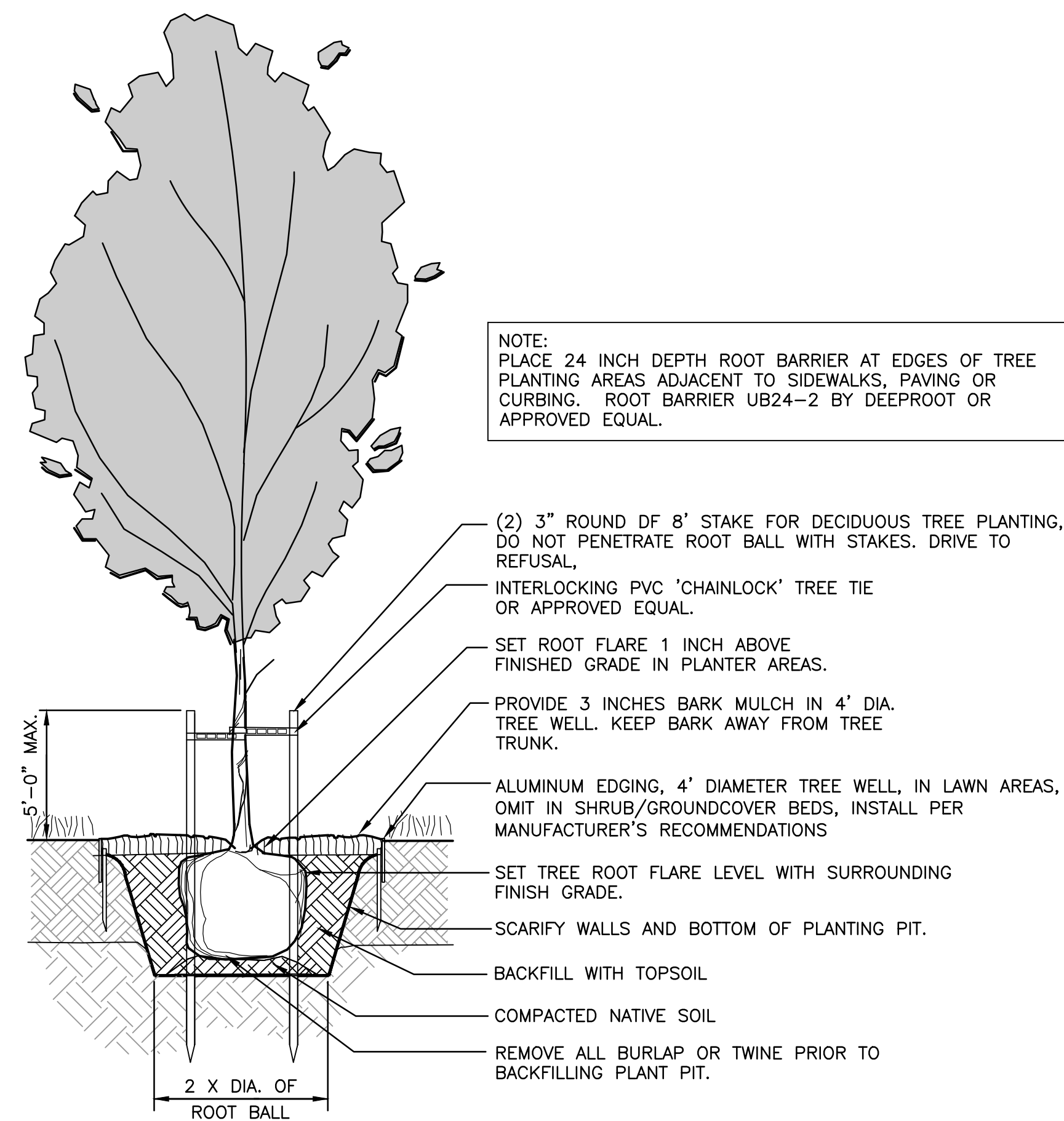
DESIGNED BY:
BW

CHECKED BY:
BW

JOB NUMBER
17382

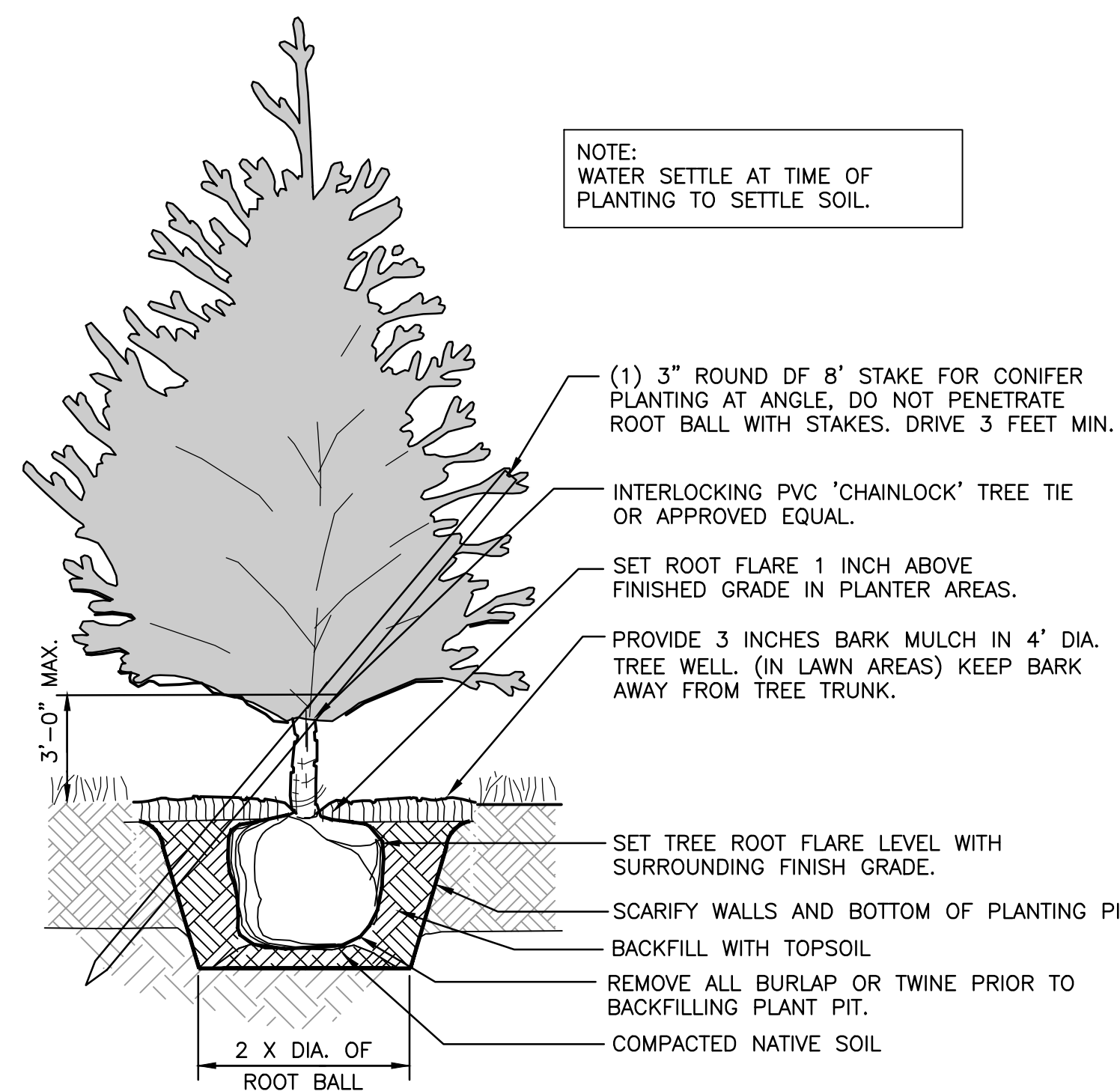
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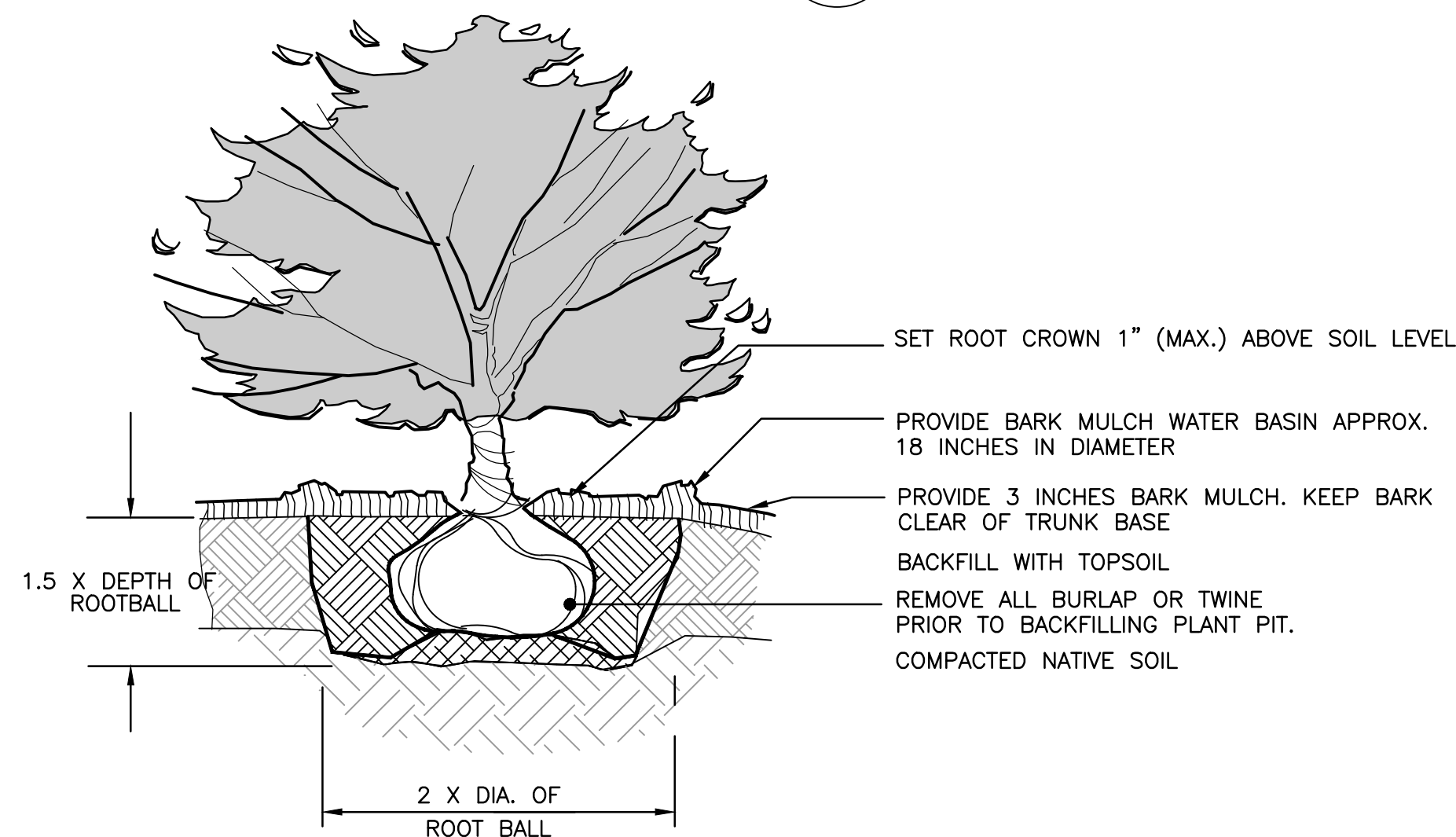
DECIDUOUS TREE PLANTING DETAIL

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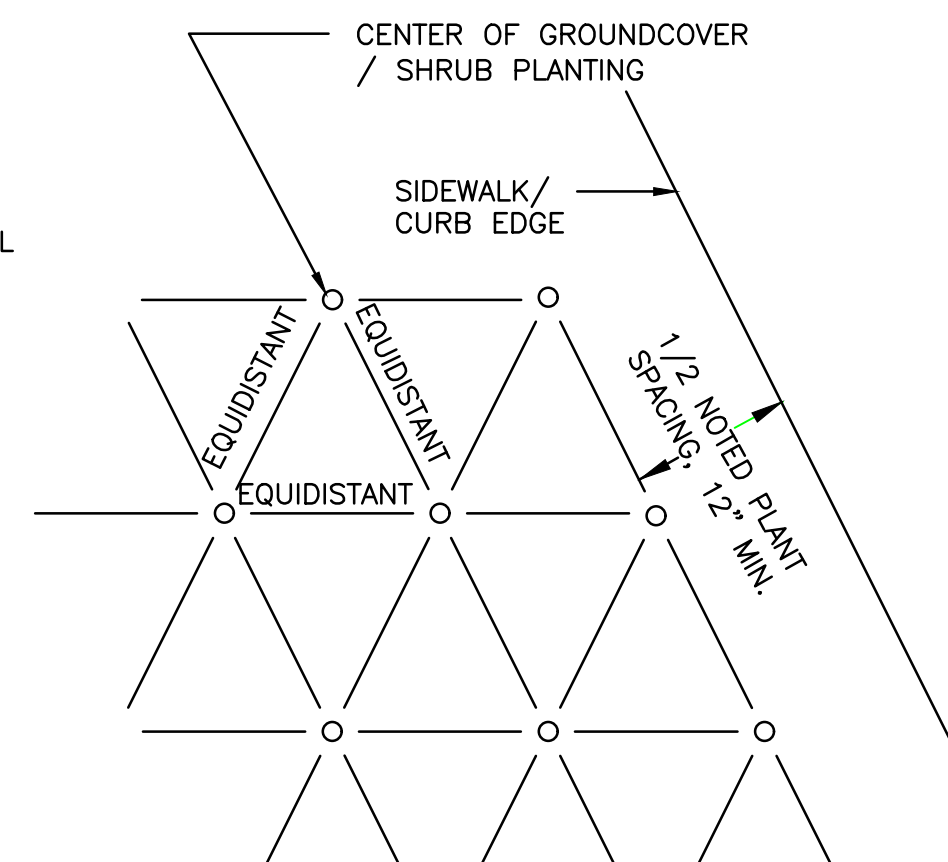
CONIFER PLANTING DETAIL

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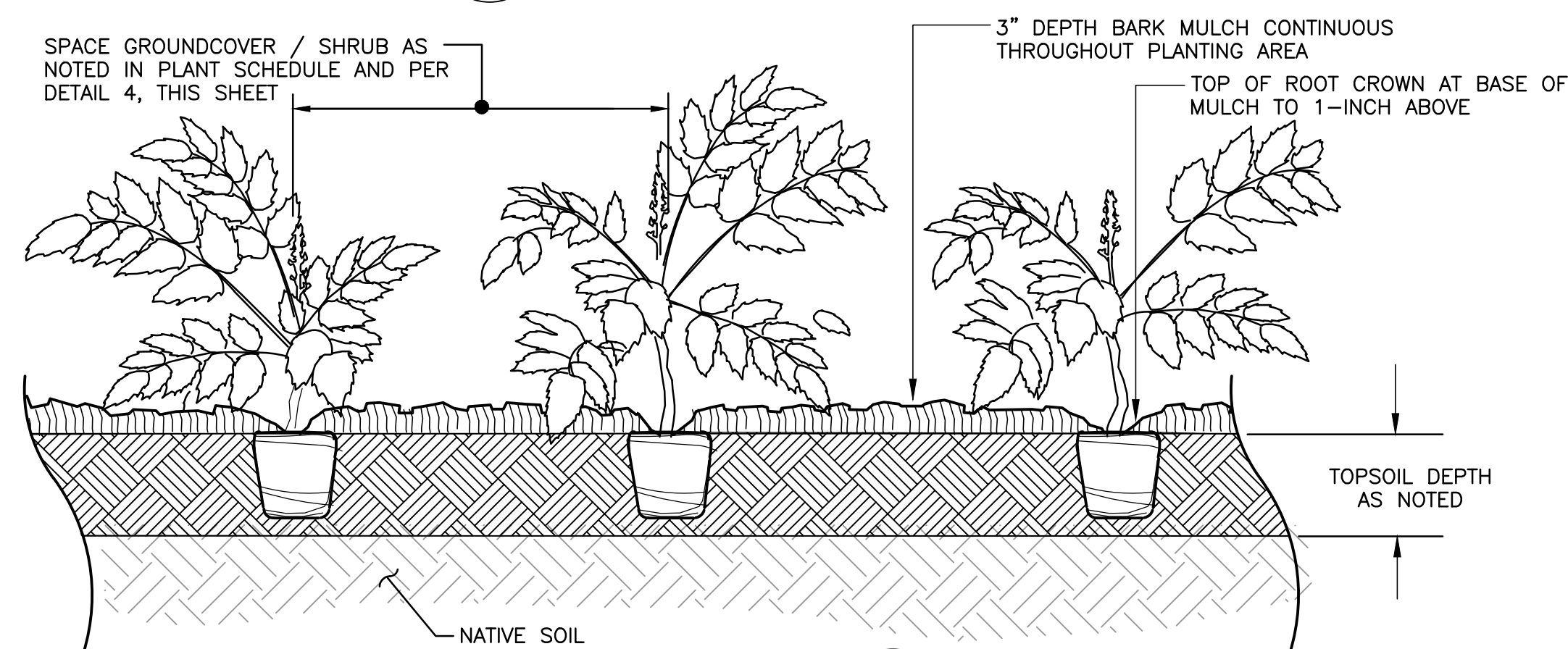
SHRUB PLANTING DETAIL

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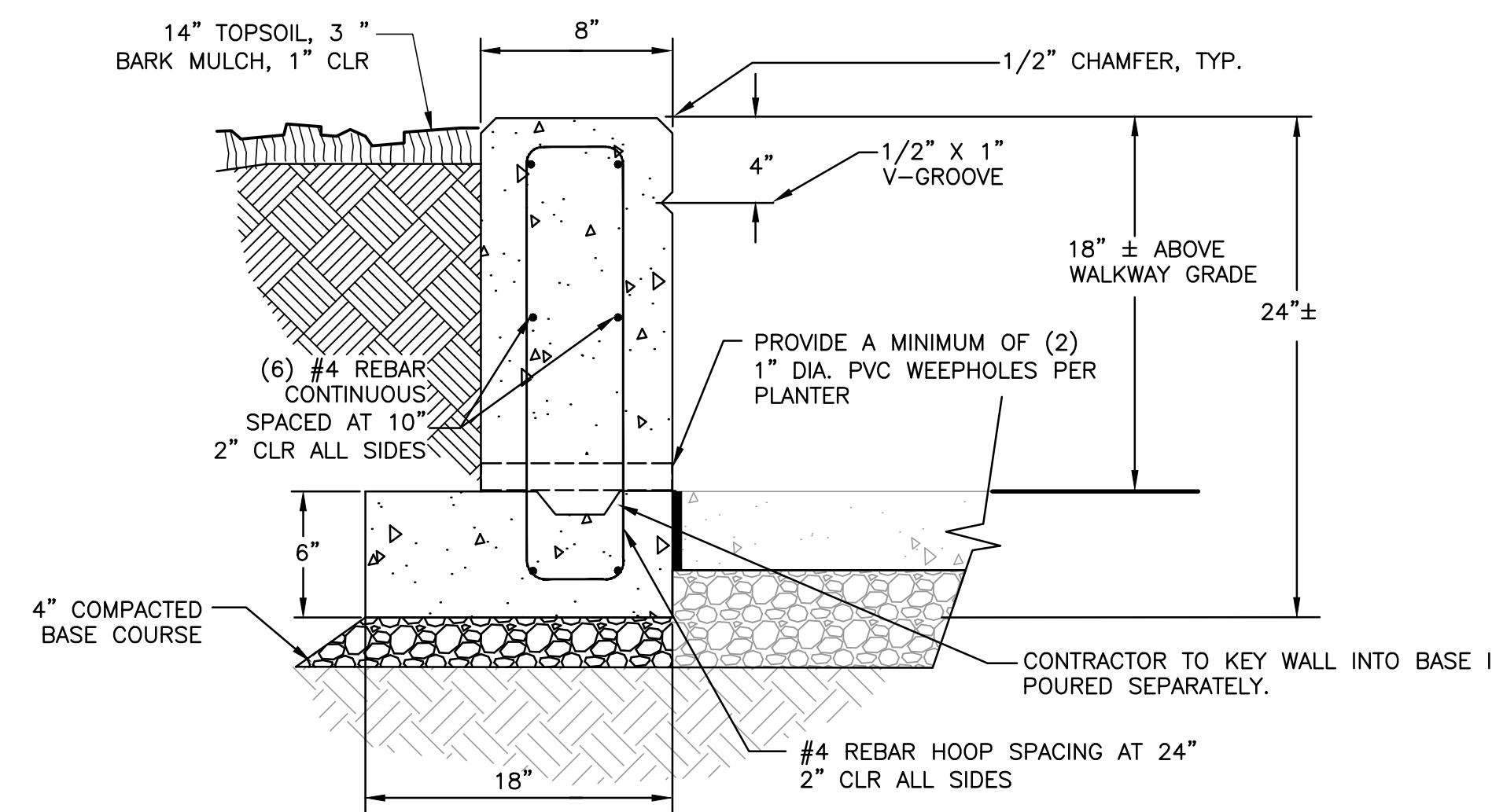
GROUNDCOVER/SHRUB SPACING

SCALE: N.T.S.



GROUNDCOVER PLANTING DETAIL

SCALE: N.T.S.



TYPICAL PLANTER

SCALE: N.T.S.

- ## GENERAL PLANTING NOTES
1. ALL PLANTING AREAS WITHIN THE DEVELOPMENT TO BE IRRIGATED WITH A PERMANENT UNDERGROUND IRRIGATION SYSTEM. NO IRRIGATION SYSTEM IS PLANNED FOR THE PLANTING IN THE RIGHT OF WAY. STREET TREES AND GROUNDCOVER WILL BE HAND WATERED DURING PLANT ESTABLISHMENT. SLEEVING UNDER ALL PAVED AREAS SHALL BE COORDINATED BETWEEN THE IRRIGATION DESIGNER AND THE GENERAL CONTRACTOR.
 2. TREES PLANTED WITHIN 10 FEET OF A PUBLIC STREET, SIDEWALK, PAVED TRAIL, OR WALKWAY SHALL BE A DEEP-ROOTED SPECIES AND SHALL BE SEPARATED FROM HARDCAPES BY A ROOT BARRIER TO PREVENT PHYSICAL DAMAGE TO PUBLIC IMPROVEMENTS.
 3. THE STREET TREE SPECIES IDENTIFIED ON SHEET L1.0 HAVE BEEN CHOSEN OFF OF THE CITY'S APPROVED STREET TREE LIST. ANY SUBSTITUTIONS INCLUDING CULTIVARS OR VARIETIES OF THE TREE SPECIFIED MUST BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
 4. IRRIGATION SYSTEM SHALL BE INSTALLED AND FULLY FUNCTIONAL PRIOR TO PLANT INSTALLATION.
 5. ALL CODE REQUIRED PLANTING WITHIN THE SITE TO CONFORM TO ACC 18.50 FOR PLANT INSTALLATION SIZES AND SPACING. PERCENTAGES OF NATIVE PLANT SPECIES TO CONFORM TO THE 50 PERCENT REQUIREMENT WILL BE CALCULATED DURING FINAL DESIGN.
 6. REFER TO CIVIL PLAN FOR PROTECTION AROUND EXISTING TREES TO REMAIN. NO NEW IRRIGATION PIPING / TRENCHING SHALL BE INSTALLED WITHIN TREE PROTECTION AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
 7. REFER TO CIVIL PLANS FOR NEW UTILITY WORK. CONTRACTOR RESPONSIBLE FOR PATCHING AND REPAIRING ALL EXISTING LANDSCAPE AREAS DISTURBED BY CONSTRUCTION UNDER THIS CONTRACT.
 8. GRADING SHALL BE ACCEPTED PRIOR TO PLANT INSTALLATION. FINISHED GRADE FOR NEW PLANTING AREAS SHALL ALLOW FOR TOPSOIL AND BARK MULCH AND 1-INCH CLEAR TO TOP OF CURB OR SIDEWALK.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND HAULING ALL EXTRA DEBRIS AND EXCESS SOIL GENERATED BY THIS PROJECT.
- ### PLANTING AND FERTILIZING
10. ALL PLANT SIZES NOTED FOR HEIGHT, SPREAD AND CALIPER ARE MINIMUM REQUIREMENTS.
 11. ALL PLANTS SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMAN (AAN) GRADES AND STANDARDS AS PUBLISHED IN THE MOST RECENT Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" MANUAL. TREE CALIPER SHALL BE MEASURED SIX INCHES ABOVE THE ROOT FLARE.
 12. PLANT SUBSTITUTIONS (CULTIVARS, VARIETIES OR QUANTITIES) SHALL NOT BE MADE UNLESS PERMITTED IN WRITING FROM OWNER OR OWNER'S REPRESENTATIVE.
 13. CONTRACTOR SHALL PROVIDE A 1-YEAR GUARANTEE ON ALL PLANT MATERIAL FROM DATE OF FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.
 14. DURING 1-YEAR GUARANTEE PLANTS SHOWING VISIBLE SIGNS OF DISEASE OR MORE THAN 30% DEFOLIATED SHALL BE REPLACED WITHIN 7 CALENDAR DAYS UPON NOTIFICATION BY THE OWNER.
 15. AREAS DISTURBED BY GRADING AND NOT SHOWN AS PLANTING / LAWN AREAS SHALL BE SEEDED.
 16. APPLY FERTILIZER TO ALL LAWN, GROUNDCOVER, SHRUB AND TREE PLANTING AREAS, EXCLUDING THE NATIVE SUPPLEMENTAL PLANTING AREA INDICATED ON THE LANDSCAPE PLAN. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR FERTILIZER TYPE (N-P-K RATIO) FOR LAWN, ORNAMENTAL SHRUBS, AND TREES.

TOPSOIL, COMPOST AND MULCH

17. REMOVE SUBGRADE MATERIAL TO ACCOMMODATE TOPSOIL, BARK, SOD LAWN WITH 1" CLEAR TO TOP OF CURB, SIDEWALK OR OTHER PAVED SURFACES.
18. FOR ALL NEW PLANTING BEDS IN PREVIOUSLY PAVED AREAS CONTRACTOR SHALL EXCAVATE COMPACTED SUBGRADE TO THE DEPTH REQUIRED TO ACCOMMODATE TOPSOIL AND BARK MULCH (21-INCHES, SEE NOTE BELOW). CONTRACTOR TO LOOSEN THE SUBGRADE SOIL TO AN ADDITIONAL 6" BELOW THE TOTAL EXCAVATED DEPTH.
19. PLACE 18-INCHES OF TOPSOIL AND 3-INCHES OF BARK MULCH IN ALL NEW SHRUB / GROUNDCOVER BEDS, PLACE 24-INCHES OF TOPSOIL AND 3 INCHES OF BARK MULCH IN PLANTER STRIPS, PLACE 6-INCHES OF TOPSOIL IN ALL LAWN AREAS. FOR THE NATIVE HABITAT SEEDING AREA PREPARE SEEDING AREA BY PLACING 6-INCHES OF COMPOST AND TILL TO A DEPTH OF 12-INCHES.
20. COMPOST SUPPLIED BY CEDAR GROVE, (877) 764-5748, OR APPROVED EQUAL.
21. TOPSOIL SHALL BE A 3-WAY (LOAM SOIL, PEAT AND COMPOST) SUPPLIED BY CEDAR GROVE, (877) 764-5748 OR APPROVED EQUAL.
22. BARK MULCH SHALL BE HEMLOCK / FIR MEDIUM GRIND.

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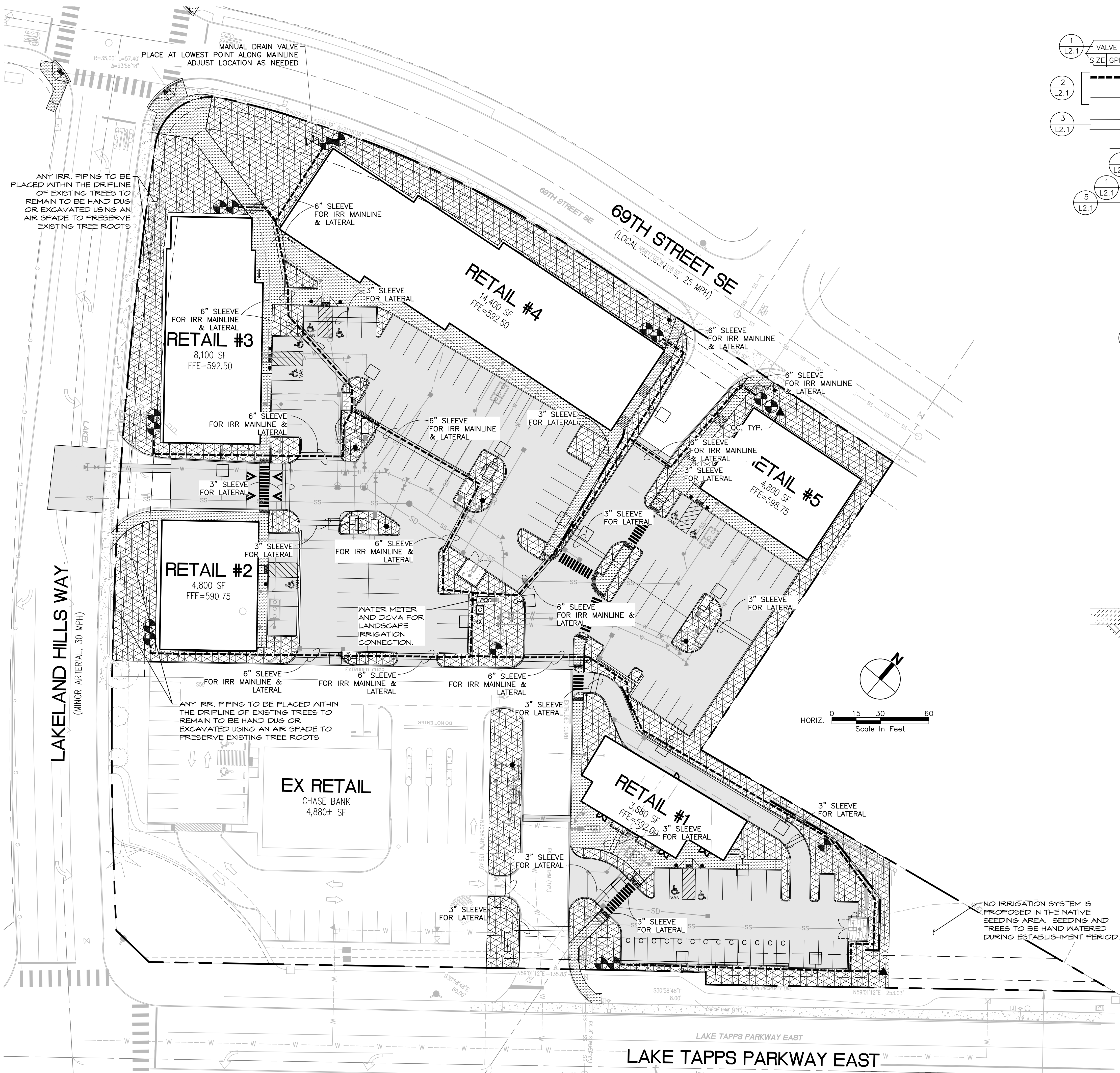
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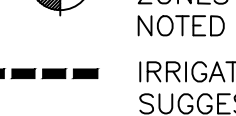
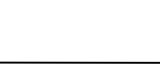








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COMPONENT LEGEND

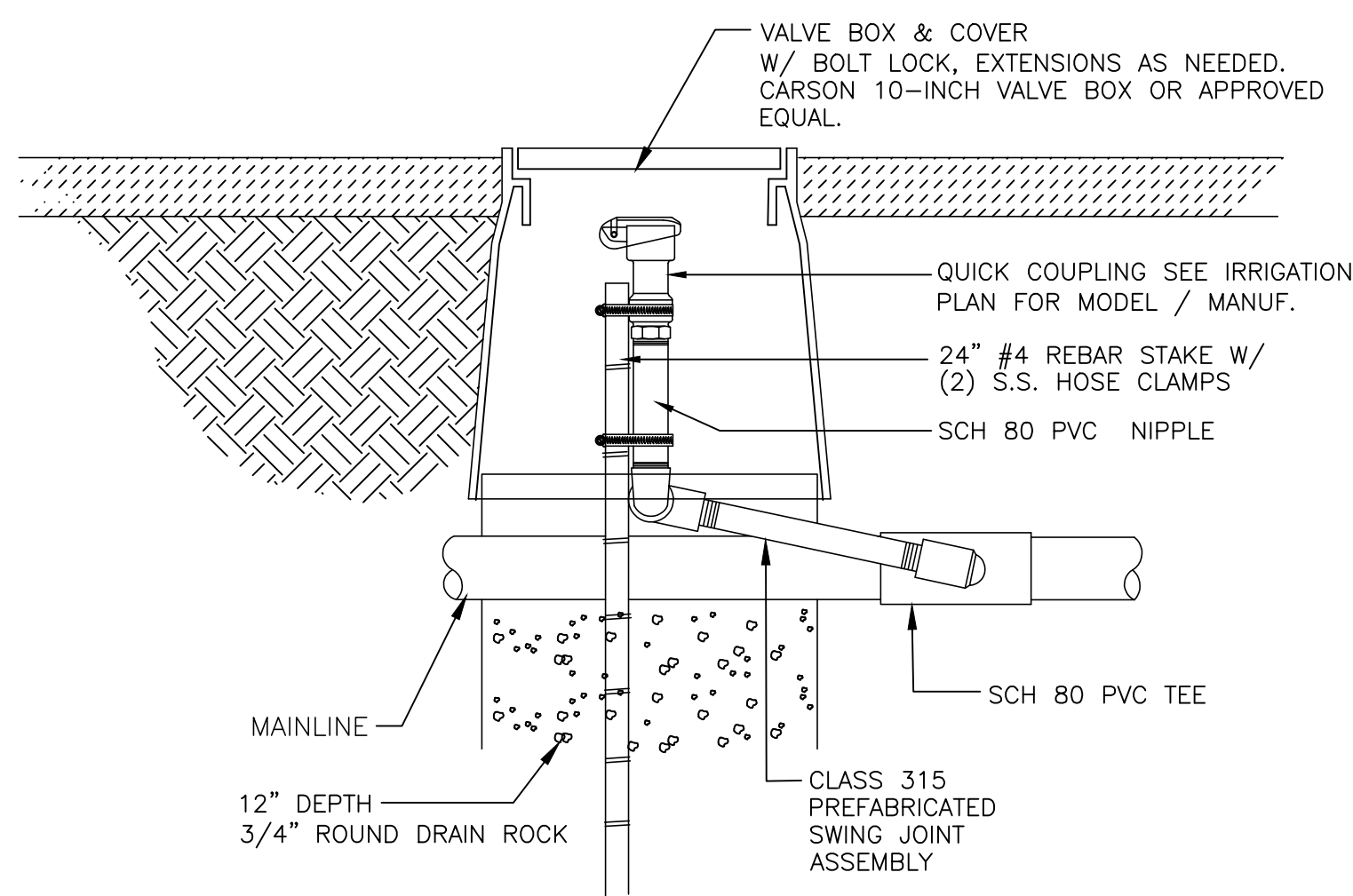
SYMBOL MANUFACTURER / DESCRIPTION

	<p>VALVE HUNTER PGV SERIES FOR SPRAY ZONES AND ROTOR ZONES OR HUNTER FINAL SIZING TO BE NOTED BY CONTRACTOR.</p>
	<p>IRRIGATION MAIN LINE PIPING 1-1/2" SCHEDULE 40 PVC. SUGGESTED LOCATIONS, CONTRACTOR TO ADJUST AS NEEDED</p>
	<p>LATERAL PIPING CLASS 200 PVC, CONTRACTOR TO SIZE, 3/4" MIN. (NOT SHOWN)</p>
	<p>SLEEVING - SCHEDULE 40 PVC SUGGESTED LOCATIONS SHOWN, CONTRACTOR TO SIZE, 2X SUM OF INTERIOR PIPE SIZES MIN.</p>
	<p>WIRE SLEEVE 2-INCH SCHEDULE 40 PVC</p>
	<p>QUICK COUPLER VALVE, HUNTER HQ--44--LRC--R SEE PLANS FOR LOCATIONS, CONNECT TO MAINLINE.</p>
	<p>MANUAL DRAIN VALVE</p>
	<p><u>IRRIGATION POINT OF CONNECTION (APPROX. LOCATION NOTED)</u></p> <ul style="list-style-type: none"> - NEW 1" IRRIGATION WATER METER - IRRIGATION SHUT-OFF VALVE - DOUBLE CHECK VALVE ASSEMBLY 1" - QUICK COUPLING VALVE
	<p><u>IRRIGATION CONTROLLER LOCATION</u> HUNTER ICC SERIES W/ MOISTURE SENSOR WATERPROOF PEDESTAL MOUNT ENCLOSURE 120V / 15AMP SERVICE REQUIRED (COORDINATE WITH OWNER) CONTRACTOR TO SIZE CONTROLLER TO ACCOMMODATE ALL VALVES/STATIONS NEED TO RUN THE SYSTEM.</p>
	<p><u>IRRIGATION ZONES</u></p> <p>SPRAY IRRIGATION ZONE: HUNTER PGJ SPRAY & PGP ROTOR HEADS OR APPROVED EQUAL</p>

PIPE SIZING CHART

THE CONTRACTOR SHALL SIZE THE PIPE USING THE FOLLOWING CHART. LAWN, SHRUB PLANTING AREAS, AND DRIP IRRIGATION AREAS SHALL BE PLACED ON SEPARATE ZONES / VALVES. FLOW FOR EACH ZONE / VALVE SHALL NOT EXCEED 30 GPM.

FLOW (GPM)	PIPE SIZE (CLASS 200 PVC)
1 - 8	3/4"
8 - 14	1"
14 - 24	1 1/4"
24 - 30	1 1/2"



1 QUICK COUPLER VALVE

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TARRAGON
601 UNION STREET
SUITE 3500
206.233.9600
CONTACT: TIM HAMANN

LAKELAND NORTH RETAIL
6950 LAKELAND HILLS WAY SE
AUBURN, WA

IRRIGATION PLAN

SCALE: AS NOTED	DATE: 06/21/2017
DESIGNED BY: BW	CHECKED BY: BW

JOB NUMBER
17382
DWG NAME:

SHEET **L2.0**



#	DESCRIPTION	DATE

awn: _____
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